

IN THE MATTER OF THE  
THE APPLICATION OF  
MERCEDES PHILLIPS (PARCEL 1) &  
EDWARD J. WARREN, INC. (PARCEL 2)  
FOR ZONING RECLASSIFICATION FROM  
D.R. 3.5 TO R.O.; SPECIAL EXCEP-  
TION FOR CLASS B OFFICE BUILDING;  
SPECIAL HEARING AND VARIANCES ON  
PROPERTY LOCATED ON THE NORTHWEST  
AND NORTHEAST CORNERS FREDERICK  
ROAD AND ARBUTUS AVENUE  
(300 FREDERICK ROAD)  
1ST ELECTION DISTRICT  
1ST COUNCILMANIC DISTRICT

\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* CASE NO. CR-91-360-SPHXA  
Item #2, CYCLE V  
1991

**AMENDED OPINION**

The Board has received a request from the Petitioner to amend the original Opinion and Order issued by this Board on October 28, 1991, to correct a misstated fact in the original Opinion.

The Board erroneously stated that the property line on Parcel 2 extended to the center of Arbutus Avenue, when in actuality it only extends to and abuts the public right-of-way. Since Petitioner owns both parcels, one of which extends to the center of the right-of-way and one of which merely abuts the perimeter of the right-of-way, they can be considered as one lot for development purposes; and, therefore, is in compliance with the spirit and intent of Section 203.3C.2 of the Baltimore County Zoning Regulations regarding the location of parking in R.O. developments. This amendment addresses no other changes in the Board's original Opinion.

**AMENDED ORDER**

PURSUANT TO THE AFORESAID, IT IS THEREFORE this 21st day of November, 1991 by the County Board of Appeals of Baltimore County

ORDERED that the reclassification of the .34 acre in the rear of the site from D.R. 3.5 to R.O. be and is hereby GRANTED; and it Amended Opinion/Order is further

ORDERED that the special exception to permit a Class B office

Case No. CR-91-360-SPHXA Mercedes Phillips/Edward J. Warren, Inc2

building as indicated on Petitioner's Exhibit No. 17 be and the same is GRANTED, contingent upon and subject to the granting (or waiver) of a CRG plan for the project by Baltimore County; and it is further

ORDERED that a variance to allow less than a 20-foot buffer along Arbutus Avenue in the rear of the property be and the same is GRANTED; and it is further

ORDERED that a variance to permit the inclusion of the areas shown on Petitioner's Exhibit No. 17 into the amenity open space calculations is GRANTED; and it is further

ORDERED that the use of the Class B office building for 100 percent medical offices as determined at the hearing per Section 203.3B.2.a be and is hereby GRANTED; and it is further

ORDERED that a special hearing to confirm that Parcel 2, the parking area west of Arbutus Avenue, is accessory to the Class B office building and its location is within the spirit and intent of the Baltimore County Zoning Regulations be and the same is GRANTED; and it is further

ORDERED that, since Parcel 2 is ruled accessory to the Class B office building and is within the spirit and intent of the Baltimore County Zoning Regulations, no variance from Section 203.3C.2 to allow parking on Parcel 2 is necessary, and this variance is therefore MOOT; and it is further

ORDERED that a variance from Section 409.6A.2 to allow 40 parking spaces in lieu of the required 50 spaces is MOOT.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*William D. Hackett*  
William D. Hackett, Chairman

*C. William Clark*  
C. William Clark

*John G. Disney*  
John G. Disney

IN THE MATTER OF THE  
THE APPLICATION OF  
MERCEDES PHILLIPS (PARCEL 1) &  
EDWARD J. WARREN, INC. (PARCEL 2)  
FOR ZONING RECLASSIFICATION FROM  
D.R. 3.5 TO R.O.; SPECIAL EXCEP-  
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AND NORTHEAST CORNERS FREDERICK  
ROAD AND ARBUTUS AVENUE  
(300 FREDERICK ROAD)  
1ST ELECTION DISTRICT  
1ST COUNCILMANIC DISTRICT

\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* CASE NO. CR-91-360-SPHXA  
Item #2, CYCLE V  
1991

**OPINION**

This case comes before this Board on petition for relief on a number of items necessary to develop the property as evidenced on a documented site plan entered as Petitioner's Exhibit No. 15. The property consists of 1.13 +/- acres, of which .34 acre is classified D.R. 3.5 and the Petitioner requests R.O. The Petitioner further requests a special exception pursuant to Section 203.3B.2.b to permit a Class B office building and accessory parking on what is designated as Parcel 2. The Petitioner further asks for a variance from Section 203.4C.8.c.1 to allow a 5-foot landscape buffer along a residential street in lieu of the required 20-foot buffer. The Petitioner further asks for a variance from Section 203.4C.6 to allow 5.3 percent amenity open space in lieu of the required 7 percent. The Petitioner further asks that the Class B office building be allowed use for medical offices in excess of the 25 percent as per Section 203.3B.2.a. Petitioner further asks for a special hearing to confirm that Parcel 2 (a parking area) is accessory to the Class B office building and within the spirit and intent of the Baltimore County Zoning Regulations (BCZR); or in the alternative, a variance to Section 203.3C.2 to allow parking on

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Case No. CR-91-360-SPHXA Mercedes Phillips/Edward J. Warren, Inc2

Parcel 2; or in the alternative, a variance to Section 409.6A.2 to allow 40 parking spaces in lieu of the required 50 spaces. The case was heard this day in its entirety.

The Board in this Opinion will make note of several conditions. These two parcels are totally undeveloped and were afforded at least in part the R.O. classification in 1980. No change in classification has been enacted since then. The Board will also note that what is known as the Catonsville 2000 Plan, which was developed between the residents and Baltimore County as a guide for this area of Frederick Road, has been very recently endorsed by the County Council.

Petitioner presented William Monk, a planner who described the general area uses, submitted many photographs of the area, testified to the land uses in the area and the zoning changes in the area, discussed briefly what is known as the Catonsville 2000 Plan, and testified that the proposed Class B office building was in conformity with the neighborhood uses.

William Huey, a Baltimore County community planner, testified he was the representative from Baltimore County who worked with the residents in drafting the Catonsville 2000 Plan and was in favor of the requested petition under the documented site plan on this site.

Edwin Cogswell, an officer of the Catonsville 2000 group, compared the proposed uses with the plan and stated that they were in complete agreement with the proposal and endorsed this project.

Michael Grace, an attorney, testified that he represented himself and two doctors and that the three of them would occupy the entire building. He testified he will use for his offices 2/3 of the first floor, the dentist will use the rest of the first floor,

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Case No. CR-91-360-SPHXA Mercedes Phillips/Edward J. Warren, Inc2

and the surgeon will use the entire second floor. He further testified that they will be 45 percent owners in this project, that this is approximately the minimum area to satisfy their needs, and that they have signed a 15-year lease for rental of the project.

John Smith, an engineer who prepared the site plan and the surveys, undertook the storm water studies, etc., testified that the new storm drain system had been installed on the property and that there was ample water and sewerage available. He described the building in detail, noted the parking spaces required and the parking spaces proposed, discussed the Public Works issues on the site regarding Arbutus Avenue, commented on the reclassification request, especially noting that medical office use does not contribute to peak hour traffic, answered all sections of 502.1 in the negative and discussed the amenity open space requirements.

Petitioner recalled William Monk, who testified that the proposed medical use required a floor area ratio (FAR) for medical use of .33 and the submitted proposal is for a .19 FAR. He also answered all sections of 502.1 in the negative, and entered Petitioner's Exhibit No. 18A which indicates differences in the incursion of the various zoning areas from Frederick Road toward the residential zoning to the rear.

James Mohler, a partner in the partnership, testified that covenants had been entered into with the neighbors and that these covenants will all be incorporated into the Land Records if the project is approved. The Board refused to hear any testimony as to the specifics of the covenants but will note that the testimony indicated they did exist.

Petitioner's next witness was Steve Whalen, managing partner

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in the firm, who testified as to his lengthy development experience and expertise, testified that this was the minimum size building that was financially viable, testified further as to the proposal's conformity to the Catonsville 2000 Plan and his opinion that there was no way the County Council in 1988 could have known of the Catonsville 2000 Plan since it was just passed two weeks ago. At this point, Petitioner rested.

Protestants called two resident witnesses. Patricia Callan of 3 Woodlawn Avenue, who objected to the traffic that will be added at this location, noting its nearness to the Beltway ramp and the intersection of Wade Avenue and Frederick Road, already a troublesome intersection. John English, 110 Woodlawn Avenue, objected to the project because of the nearness of Arbutus Avenue to the Beltway and testified as to his personal knowledge of traffic problems already existing in this area. This concluded the testimony at this hearing.

This parcel partially zoned R.O. and D.R. 3.5 has remained totally undeveloped since 1980. When the D.R. 16 zoning in effect in 1980 was replaced with the R.O. zoning, the County Council was forced to designate demarcation lines between the D.R. 16/R.O. and residential areas. If this Board maintains this R.O. designation for the front portion of this lot, what it leaves for the owner is a 75-foot strip in the rear that in all probability could never be developed. Since 1980 and since 1988, there has been considerable change in the neighborhood. All the properties on the opposite side of Frederick Road from this site are now virtually all R.O. or some commercial zoning. The properties on the Petitioner's side of Frederick Road, with the exception of one lot, are also either R.O.

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Case No. CR-91-360-SPHXA Mercedes Phillips/Edward J. Warren, Inc3

or commercial zoning. The Catonsville 2000 Plan encourages the development of this undeveloped parcel with a Class B office building which is impractical unless the D.R. 3.5 area of this site is reclassified to R.O., permitting its use in conjunction with the proposed Class B office building. The Board is therefore of the opinion that the 75-foot strip at the rear of this site now classified D.R. 3.5 is in fact in error and the proper designation should be R.O. and will so order.

Since the lot is totally vacant, the only use that can be afforded under the R.O. classification is a Class B office building. The Board is of the opinion that the testimony and evidence presented are conclusive in that the proposed Class B office building conforms to all the requirements of 502.1 and therefore will grant the special exception for the Class B office building as shown on Petitioner's Exhibits No. 15, No. 16, and No. 17.

The variance from Section 203.4C.8.c.1 to allow a 5-foot landscape buffer in lieu of the required 20-foot buffer should be granted. Since the Petition was filed, a waiver has been obtained to delete the sidewalk along Arbutus Avenue and the landscape buffer has been redrawn so that it now provides a 10-foot buffer plus the width of the sidewalk, and since this only buffers the street and no residences, the Board will grant this variance.

The variance from Section 203.4C.6 to allow 5.3 percent amenity open space in lieu of the required 7 percent has been addressed on the documented site plan. The inclusion of certain areas as indicated on the plan into the landscape drawing provides 13.7 percent amenity open space. It is the opinion of this Board

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Case No. CR-91-360-SPHXA Mercedes Phillips/Edward J. Warren, Inc6

that the amenity open space requirements are satisfied.

All the provisions of Section 203.3B.2.a have been met which will allow medical offices in excess of 25 percent, as determined by this Board.

A special hearing to confirm that parcel 2 is accessory to the Class B office building has been considered by this Board. On parcel 2 which is proposed to provide 10 parking spaces the property line extends to the center of Arbutus Avenue. The property upon which the Class B office building is proposed also extends to the center of Arbutus Avenue. Therefore, the two properties can be considered as one entity. Testimony presented this Board was that these 10 parking spaces would be used mainly for employees parking. Under these conditions, a variance from Section 203.3C.2 to allow parking on Parcel 2 is granted. Having considered and granted this variance, the necessary 50 spaces are provided and no variance from Section 409.6A is necessary.

The Board has considered the protestants' testimony regarding potential traffic problems, and will note that there are no adverse traffic comments in the file. The people most affected by the potential daily problems are those residents of Arbutus Avenue who are all in favor of the project. The rest of the traffic to and from the site will be of a transient nature and the Board is of the opinion that it is not of sufficient volume to create any further traffic problems.

**ORDER**

IT IS THEREFORE this 28th day of October, 1991 by the County Board of Appeals of Baltimore County

ORDERED that the reclassification of the .34 acre in the rear of the site from D.R. 3.5 to R.O. be and is hereby GRANTED; and it is further

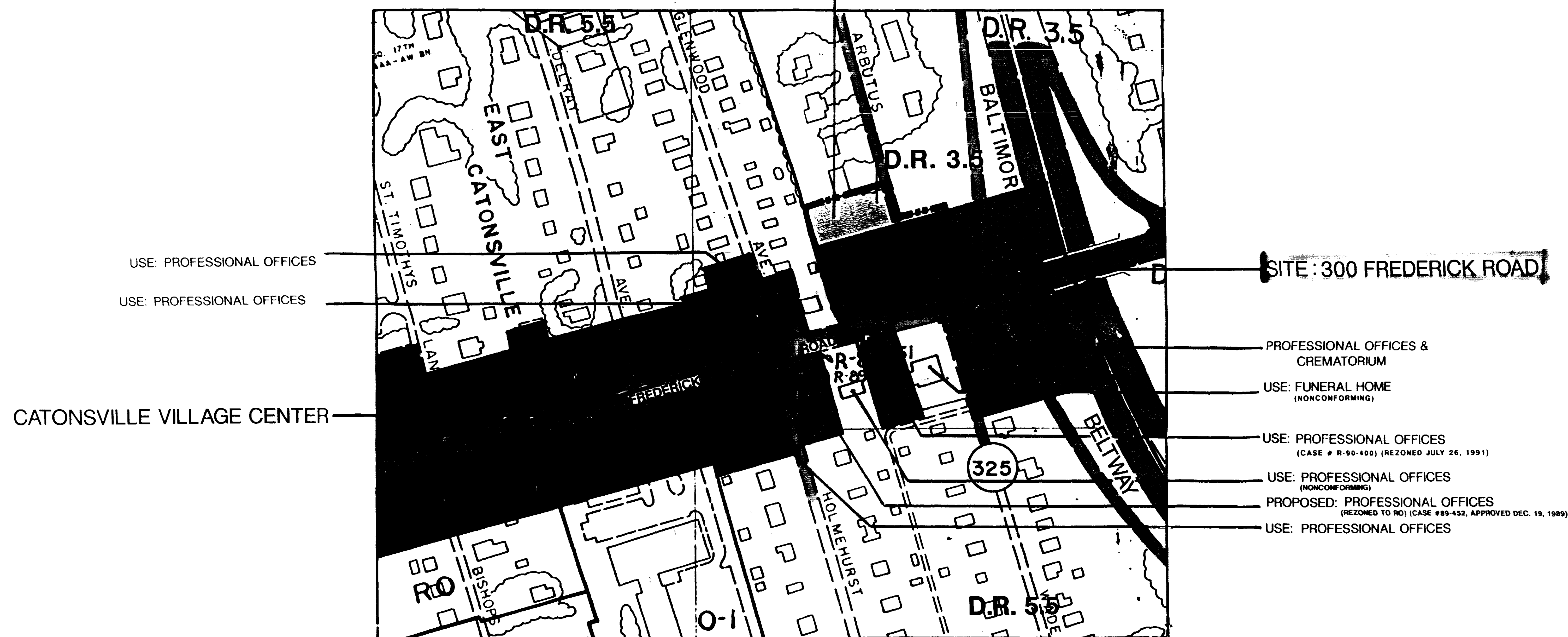
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Pet. Exp. 2

# LEGEND

- RESIDENTIAL-OFFICE
- RESIDENTIAL
- OFFICE USE
- BUSINESS

AREA PROPOSED TO BE REZONED  
FROM D.R. 3.5 TO RO



BALTIMORE COUNTY ZONING MAP (S.W. 3-F)

SCALE: 1" = 100'

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## EXISTING LAND USE MAP CATONSVILLE / FREDERICK ROAD CORRIDOR

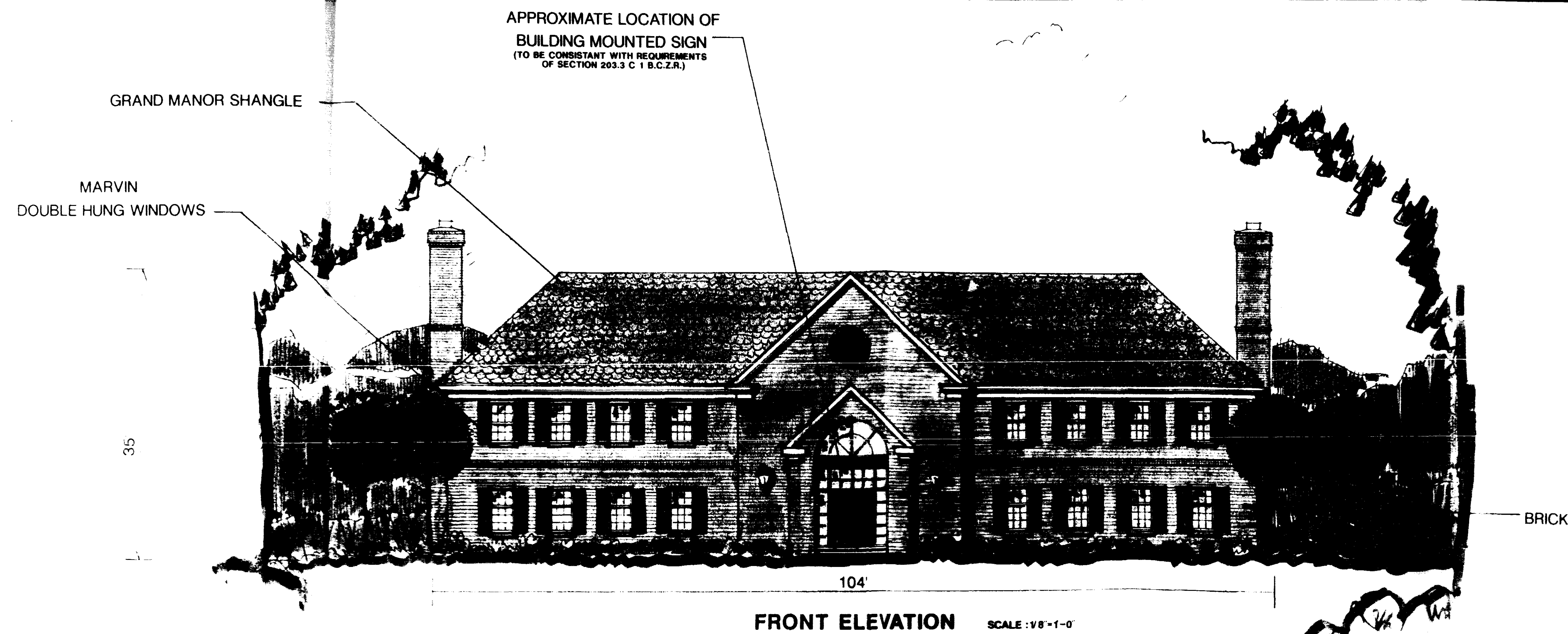
WILLIAM MONK, INC.  
LAND USE PLANNING-ENVIRONMENTAL-ZONING  
CAMPBELL BUILDING, SUITE 305  
100 W. PENNSYLVANIA AVE  
TOWSON, MARYLAND 21204

DATE: FEBRUARY 1991

AMENDED: OCTOBER 16, 1991

SHEET 3 OF 5





**300 FREDERICK ROAD PROFESSIONAL BUILDING**  
 FREDERICK ROAD & ARBUTUS AVENUE  
 BALTIMORE COUNTY, MARYLAND

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DONALD B. RATCLIFFE A.I.A. &amp; ASSOC., ARCHITECTS 10404 STEVENSON ROAD, STEVENSON, MARYLAND, 21153 301-484-7010

ORDERED that the special exception to permit a Class B office building as indicated on Petitioner's Exhibit No. 17 be and the same is GRANTED; and it is further

ORDERED that a variance to allow less than a 20-foot buffer along Arbutus Avenue in the rear of the property be and the same is GRANTED; and it is further

ORDERED that a variance to permit the inclusion of the areas shown on Petitioner's Exhibit No. 17 into the amenity open space calculations is GRANTED; and it is further

ORDERED that the use of the Class B office building for 100 percent medical offices as determined at the hearing per Section 203.3B.2.a be and is hereby GRANTED; and it is further

ORDERED that a special hearing to confirm that Parcel 2, the parking area west of Arbutus Avenue, is accessory to the Class B office building and is within the spirit and intent of the Baltimore County Zoning Regulations be and the same is GRANTED; and it is further

ORDERED that the variance from Section 203.3C.2 to allow parking on Parcel 2 be and the same is GRANTED; and it is further ORDERED that a variance from Section 409.6A.2 to allow 40 parking spaces in lieu of the required 50 spaces is MOOT.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William T. Hackett  
William T. Hackett, Chairman

C. William Clark  
C. William Clark

John G. Disney  
John G. Disney

RECORDED



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

October 28, 1991

Mr. William P. Monk  
100 W. Pennsylvania Avenue  
Suite 305  
Towson, MD 21204

RE: Case No. CR-91-360-SPHX  
Mercedes Phillips (Parcel 1)  
and Edward J. Warren, Inc.  
(Parcel 2)

Dear Mr. Monk:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

Kathleen C. Weidenhammer  
Kathleen C. Weidenhammer  
Administrative Assistant

encl.

cc: Ms. Mercedes Phillips  
Edward J. Warren, Inc.  
300 Frederick Road Ltd Partnership  
Mr. James Earl Kraft  
People's Counsel for Baltimore County  
Pat Keller  
Lawrence E. Schmidt  
Timothy M. Kotroco  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director of  
Zoning Administration

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS  
FROM D.R. 3.5 TO R.O. ZONE  
NW & NE Corner Frederick Rd.  
and Arbutus Ave. (300  
Frederick Rd.),  
1st Election District  
1st Councilmanic District  
MERCEDES PHILLIPS & EDWARD  
J. WARREN, INC., Petitioners

Case No. CR-91-360-SPHX  
(Item 2, Cycle V, 1991)

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
(301) 887-2188

I HEREBY CERTIFY that on this 16th day of October, 1991, a copy of the foregoing Entry of Appearance was mailed to Mercedes Phillips, 10055 Windstream Dr., Columbia, MD 21044; Edward J. Warren, Inc., 610 Edmondson Ave., Catonsville, MD 21228; and Steven Whalen, General Partner, 300 Frederick Rd. Ltd. Partnership, 2 W. Rolling Rd., Suite 203, Catonsville,

91 130 16  
10/28/91

Phyllis Cole Friedman  
Phyllis Cole Friedman

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RECLASSIFICATION PETITION OF  
300 FREDERICK ROAD LIMITED  
PARTNERSHIP  
PETITIONER  
BEFORE THE  
BOARD OF APPEALS  
OF BALTIMORE COUNTY

MEMORANDUM IN SUPPORT OF RECLASSIFICATION

I. PROPERTY LOCATION

The subject Property is located in the 1st Councilmanic District and is known as 300 Frederick Road. The Property consists of two parcels bisected by Arbutus Avenue at its intersection with Frederick Road. Parcel "1", located at the northwest corner of Frederick Road and Arbutus Avenue is 188 feet by 225 feet (44,431 sq. ft.), fronts on Frederick Road and is currently unimproved. Parcel "2", located in the northeast quadrant of the above-referenced intersection, contains 10,019 square feet, is unimproved, irregular in configuration, and has frontage on Arbutus Avenue. The total gross site area is 54,450 square feet.

II. SURROUNDING ZONING AND LAND USE

The Property is bounded on the north and northwest by single family detached residences, zoned DR3.5. On the east is the Baltimore Beltway (I-895), zoned R.O. To the south is Frederick Road, with the following five (5) consecutive parcels running from the Beltway to Holmehurst Avenue, all being directly across the street on the south side of Frederick Road: first, a building split between professional offices and a crematorium (zoned R-O); second, a funeral home (non-conforming in a DR3.5 zone); third, a structure now vacant, formerly an office (a non-conforming use in DR3.5, and the subject of a recent petition to this Board for reclassification to R-O); fourth, a professional office (non-conforming in

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a DR3.5 zone), and, lastly, a vacant former residential structure on the southeast corner of Holmehurst Avenue and Frederick Road, twice reclassified by this Board from DR3.5 to R-O, now currently R-O, and proposed for professional office use. Adjacent and to the west of the Property on the north side of Frederick Road is one single family residence zoned DR3.5, followed on the northeast corner of Frederick and Glenwood by a multi-tenant office structure, converted from residential use, zoned R-O. Further west on both sides of Frederick Road, the zoning is almost exclusively BL.

A copy of the 1988 Baltimore County zoning map for this area is made a part of this application. In summary, Frederick Road from the Baltimore Beltway west towards the Catonsville Village center consists almost exclusively of various businesses and offices, with the predominate zoning being BL-CCC and BL-CNS as one heads west beyond the 300 block of Frederick Road. The 300 block of Frederick Road has one commercial use, with a predominance of professional offices, whether zoned for that purpose or by non-conforming use. From a land use perspective, this Property represents a major element at the highly visible eastern gateway to the Catonsville business district. This perspective is specifically enunciated in the "Catonsville Plan" formulated by Catonsville 2000, Inc. under the direction of the Office of Planning, which Plan is now in the process of being adopted as an amendment to the Baltimore County Master Plan. The Catonsville Plan's gateway concept would appear to demand for the Property a building of significant architectural and aesthetic merit with appropriate residential style and scale.

III. PROPOSED USE

The petitioner proposes to develop the two parcels in the following

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manner. Parcel "1" will be improved with a two-story professional office building, residential in both architecture and scale, and reminiscent of a large colonial home. The building will parallel Frederick Road; parking for 40 automobiles will be located to the rear. Access to the parking lot will be taken only from Arbutus Avenue. This site configuration is consistent with both the current master plan and proposed Catonsville Plan guidelines which call for residentially-designed Class B office buildings to front on Frederick Road, with necessary attendant parking being located to the rear.

Parcel "2" will be developed with a small parking lot, oriented primarily for employee parking, containing 10 spaces. An intensive landscaping buffer (approx. 26 ft. +/-) will be provided between the parking lot and the unimproved residential parcel to the north. Access to this lot will also be taken exclusively from Arbutus Avenue. Arbutus Avenue will be widened (30 ft. pavement) along the frontage of the Property on both sides of the road.

IV. CATONSVILLE MASTER PLAN

By the time of this reclassification request, Baltimore County will have adopted an amendment to the 1989-2000 Baltimore County Master Plan known as "The Catonsville Plan", a local area revitalization study for the Frederick Road corridor. The purpose of this amendment is quite specific: to lay out the framework of land use and development guidelines along Frederick Road. As such, the Catonsville Plan represents a substantial change which has occurred and materially affected the Property since the last County-wide comprehensive rezoning was completed in 1988.

On page 4.10 of the Plan, within the chapter "Market Context for Planning", the report states:

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"The office market segment has increased in importance, both by providing direct services to the primary market, employment opportunities, and potential customers for the retail village area. Small scale office use and conversions of typical residential residences to professional and high quality administrative office use along Frederick Road should be encouraged as long as such development is of a scale and design compatible with nearby residential areas." (emphasis added).

Later, in Chapter 7, "Design Plan", the amendment deals specifically with design criteria and land use guidelines on a block-by-block basis. Pages 7.12-13 refer directly to the 300 and 400 blocks of Frederick Road, from the Beltway to Delray Avenue, including the Property. The report states that Class B office buildings are acceptable on undeveloped properties as long as they are designed in a scale and architectural style characteristic and harmonious with adjacent residential and commercial structures.

Baltimore County has looked to a citizens group known as Catonsville 2000, Inc. to formulate the Catonsville Plan and that group, in conjunction with the Office of Planning and the Plan consultant, Legg Mason Realty Group, is largely responsible for the final product as approved by the Planning Board and County Council. By the time of this reclassification request hearing, we anticipate that Catonsville 2000 will have reviewed the documented site plan for the Property and endorsed it as conforming to the spirit and intent of the Catonsville Plan.

V. RATIONALE FOR REZONING REQUEST

The petitioner contends that the County Council erred because events occurring subsequent to the 1988 comprehensive zoning have proven that the Council's initial premise was incorrect (26 Md. App. at 55-51, 334 A. 2d at 42-43). The applicant's contention is based upon the above-referenced Catonsville Plan amendment to the Master Plan. Quite evidently, the Council was not aware in 1988 nor could they have taken into account this specific master plan amendment

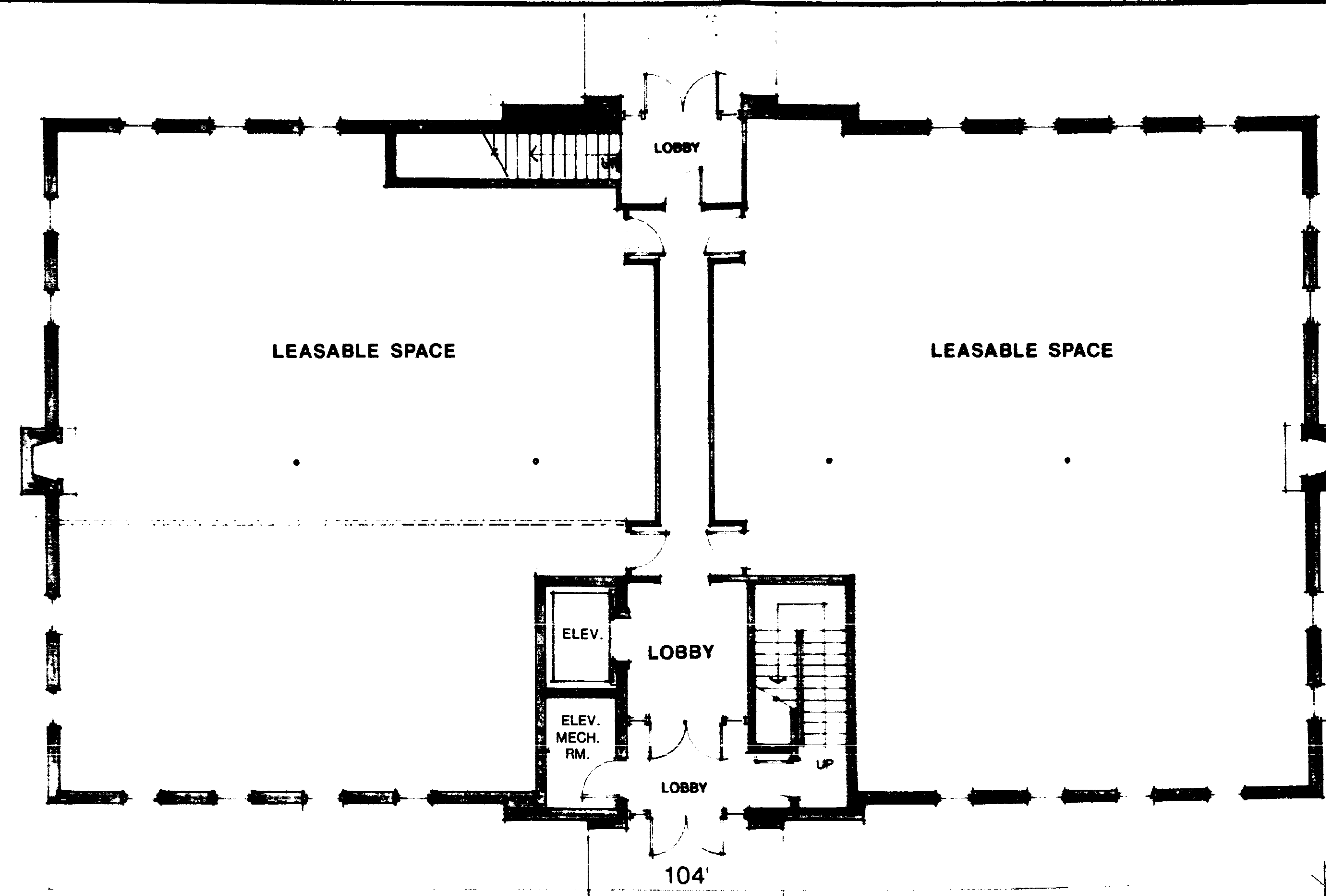
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as it affects the subject Property, since the Catonsville Plan, as of this writing, is only just now in the process of being adopted. Therefore the actions were premised on misapprehension (23 Md. App. at 372 & 328 A. 2d at 63).

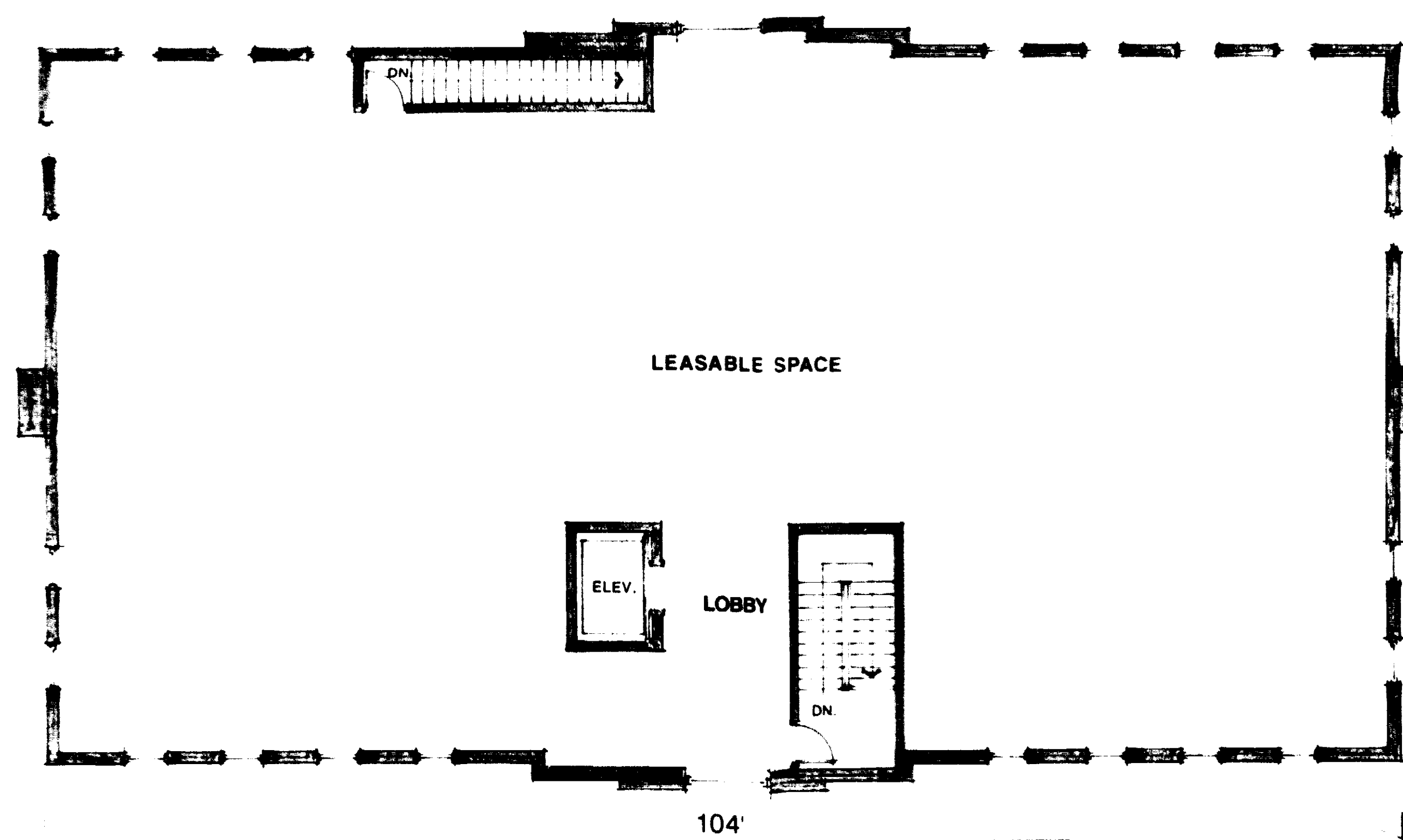
Secondly, the petitioner contends that the Council erred by relying on assumptions or premises that were invalid at the time (45 Md. App. at 625, 415 A. 2d at 589) because the ability to develop the front portion of the Property under the present R.O. zoning classification is both functionally and economically not feasible. The current R-O/DR3.5 zoning delineation for the Property has been in effect since the 1988 comprehensive maps and remained unmodified in the most recent 1988 mapping process. The R-O zone concept was initially conceived and adopted in 1980 (Bill 13-80) prior to both the adoption of that year's zoning maps and the classification of the front portion of the Property as R-O. In October 1988, almost simultaneously with the Council's final adoption of the 1988 maps, the Council passed Bill 151-88, which slashed maximum R-O development densities by 34% and imposed for the first time specific and more stringent building setback and landscape buffer requirements on all R-O properties. While the changes imposed by Bill 151-88 took effect in late November 1988, the final opportunity date by law for any interested party (including Council members) to propose individual properties for rezoning had expired months before Bill 151-88 was considered by the Council, let alone passed into law. The petitioner contends it is therefore unreasonable to presume that the prospective impact of Bill 151-88 was considered for all parcels already zoned R-O (and in particular the Property) as of the last effective date in 1988 when the Council could have acted, if appropriate, to ameliorate the impact of the bill on specific parcels. The petitioner contends that the modifications wrought in the R-O zone by Bill 151-88 represent a material and significant change affecting the Property and that the Council erred in 1988 by

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**FIRST FLOOR PLAN** SCALE: 1/8"=1'-0"



**SECOND FLOOR PLAN** SCALE: 1/8"=1'-0"

**300 FREDERICK ROAD PROFESSIONAL BUILDING**  
 FREDERICK ROAD & ARBUTUS AVENUE  
 BALTIMORE COUNTY, MARYLAND

DONALD B. RATCLIFFE A.I.A. & ASSOC., ARCHITECTS 10404 STEVENSON ROAD, STEVENSON, MARYLAND, 21153 301-484-7010

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not being able to consider its impact on this Property. For example, prior to Bill 151-88, the maximum permitted floor area ratio in R-O zones was 50%. Bill 151-88 reduced the maximum F.A.R. to 33%. Prior to Bill 151-88, building setback requirements for front, side and rear yards were unspecified, left to the zoning commissioner's absolute discretion in the required special exception hearing. With Bill 151-88, specific and stringent minimums were imposed, and stringent and specific landscape buffers imposed where before there were none. So, for example, it could be postulated that if the Property's R-O/DR3.5 zoning line had originally been properly established in 1980 specifically to provide a rear yard buffer for adjacent residences against a fairly high density (up to 50% F.A.R.) office zone that had no specific rear yard setback or landscape restrictions, Bill 151-88 dramatically reduced the maximum available density. Furthermore, it also imposed stringent and specific buffer, setback and landscape requirements which effectively reduced the actual achievable building size even more dramatically and assured a significant and defined rear buffer and landscape area. In other words, the post-1988 R-O classification essentially accomplishes what the pre-1988 R-O zone achieved only in conjunction with a DR3.5 zoned rear buffer area. In light of those changes, the petitioner contends there has been sufficient material change affecting the Property to warrant the Board's reclassification of the DR3.5 portion to R-O.

Testimony will further prove that the Property does not have a value as a residential (single family) use and that the only appropriate zoning, which functions as a transitional use, would be the R.O. classification. This is a function both of the Property's proximity to Frederick Road and the Beltway, undesirable for detached single family residential, and the soils and hydrological conditions in the currently DR3.5 zoned rear portion of the Property which can be economically

mitigated offsite for a non-residential development of this scale, but could not practically be justified for a detached single family residence.

Fourthly, the evidence demonstrates that the lack of anticipation by the zoning body of the trend of development and increased demand for said office use in the immediate area, coupled with the desirability of that use to act as a buffer to prevent the spread and encroachment of more highly intensive commercial uses into residential areas, is sufficient to demonstrate error in the existing zoning (Rhode vs. County Board of Appeals for Baltimore County, 234 Md. 258, 199 A. 2d 216 (1964)).

Finally, petitioner contends that the County Council erred based upon all of the above factors and did not take into consideration adequate planning for future uses (Trustees of McDonough Educ. Inst. vs. Baltimore County, 221 Md. 650, 158 A. 2d 637 (1960)).

The petitioner contends that a mistake was made by the Baltimore County Council in retaining the rear portion of the Property in the DR3.5 classification during the comprehensive map process in 1988. The County Council did not take into account the land use trends and other existing factors reasonably foreseeable in the future at the time of the comprehensive mapping process. The petitioner contends that the R.O. zoning for the entire site is the most appropriate land use designation. Development of the overall site as a Class B office building consistent with the documented site plan and accompanying descriptions is highly compatible with the Catonsville Plan amendment in both scale, design character and land use.

#### VI. SUPPORTING PLANS

The petitioner proposes and submits with the application a documented site plan which clearly delineates all physical development on both parcels along

with a conceptual landscape plan indicating the anticipated plant materials and landscape screening/buffering between the proposed use and the adjacent residentially zoned properties. Finally the petitioner submits elevation drawings showing the massing, scale and anticipated construction materials for the Class B office building.

## CR-91360-SPHXA #2

### PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 3.5 zone to an R.O. zone for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Class B office building pursuant to Section 203.3 B 2 (b) and accessory

parking on Parcel 2.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

1. Section 203.4 C.8.C.1 to allow a 5 foot landscape buffer in lieu of the required 20 foot buffer along a residential street (Arbutus Avenue)

2. Section 203.4 C.6. to allow 5.3% amenity open space in lieu of the required 7% per Section 203.3 B 2.2.

3. Special Hearing to confirm that Parcel 2 (parking area) is accessory to the Class B office building and is within the spirit and intent of the zoning regulations or in the alternative:

a. a variance to Section 203.3 C.2 to allow parking on Parcel 2;

or in the alternative a variance to Section 409.6.A.2 to allow 40 parking spaces in lieu of the required 50 spaces if necessary.

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: 300 Frederick Road Limited Partnership  
(Type or Print Name)  
Steven Whalen  
Signature

Legal Owner(s):  
(Parcel 1) Mercedes Phillips  
(Type or Print Name)  
Mercedes Phillips  
Signature

2 M. Rolling Road, Suite 203  
Address  
Catonsville, MD 21228  
City and State

Attorney for Petitioner:  
(Type or Print Name)  
William P. Mook  
Signature

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
William P. Mook  
Name  
100 W. Pennsylvania Avenue, Suite 305  
Address  
Towson, MD 21204 (301) 494-8831  
Phone No.

## PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 3.5 zone to an R.O. zone for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Class B office building pursuant to Section 203.3 B 2 (b) and accessory

parking on Parcel 2.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

1. Section 203.4 C.8.C.1 to allow a 5 foot landscape buffer in lieu of the required 20 foot buffer along a residential street (Arbutus Avenue)

2. Section 203.4 C.6. to allow 5.3% amenity open space in lieu of the required 7%.

3. Special Hearing to confirm that Parcel 2 (parking area) is accessory to the Class B office building and is within the spirit and intent of the zoning regulations or in the alternative:

3A. a variance to Section 203.3 C.2 to allow parking on Parcel 2;

3B. or in the alternative a variance to Section 409.6.A.2 to allow 40 parking spaces in lieu of the required 50 spaces whereby the following additional variance(s) would be required:

3B-1. Section 203.3.B.2.a to allow 100% medical offices in lieu of the allowed 25%.

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: 300 Frederick Road Limited Partnership  
(Type or Print Name)  
Steven Whalen  
Signature

Legal Owner(s):  
(Parcel 1) Mercedes Phillips  
(Type or Print Name)  
Mercedes Phillips  
Signature

2 M. Rolling Road, Suite 203  
Address  
Catonsville, MD 21228  
City and State

Attorney for Petitioner:  
(Type or Print Name)  
William P. Mook  
Signature

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
William P. Mook  
Name  
100 W. Pennsylvania Avenue, Suite 305  
Address  
Towson, MD 21204 (301) 494-8831  
Phone No.

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

CR-91-360-SPHXA

District: 1st Date of Posting: 9-10-91

Posted for: Reclassification - Special Exception & Variance

Petitioner: 300 Frederick Road Limited Partnership

Location of property: N.W. 1/4 of Corner of Frederick Road and Arbutus Avenue

Location of Sign: N.W. 1/4 of Corner of Frederick Road and Arbutus Avenue

Number of Signs: 2

Date of return: 9-13-91

MICROFILMED

#### CERTIFICATE OF PUBLICATION

9/5/91

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/5/91

CATONSVILLE TIMES

S. Zeke Orlov  
Publisher

\$ 130.21

MICROFILMED

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. 9/5/91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/5/91

THE JEFFERSONIAN

S. Zeke Orlov  
Publisher

\$ 130.21

MICROFILMED



3/1/91

Reclurs Petition

Queen: Phillips / Warren

C.P.: 300 Freshwater Rd Ltd. Partnership

D2 3.5 to 20 SE, SPH + W12  
+ K.H. Van... W12

RECEIVED

Account: R-001-6150  
Number

#3

\$ 450.00

450.00

0-AD-#0001M1CHRC  
0002:08P03-01-91

Next BUSINESS DAY

Customer Validation

Please Make Checks Payable To: Baltimore County

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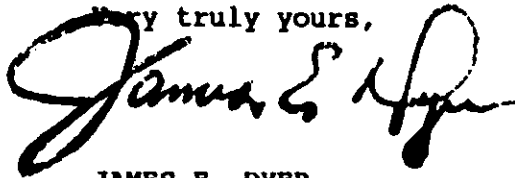
4580

111 West Chesapeake Avenue

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

 October 7, 1991

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,  
  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Mark Green  
N. David Brooks, III

111 W. Chesapeake Avenue  
Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN  
County Board of Appeals

cc: Mercedes Phillips  
Edward J. Warner, Inc.  
300 Frederick Road Limited Partnership  
William F. Root

RECEIVED - HILM 11/1

111 W. Chesapeake Avenue  
Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN  
County Board of Appeals

cc: Mercedes Phillips  
Edward J. Marrow, Inc.  
500 Frederick Road Limited Partnership  
William P. Roth

MICROFILMED

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office on or before October 22, 1991. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

MICROFILMED

MICROFILMED

Your petition has been received and accepted for filing this  
1st day of March, 1991.

*Cell Jahn*  
ARNOLD JAHN  
DIRECTOR

Received By:

*James E. Kraft*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: 300 Frederick Road Limited Ptnrshp, et al  
Petitioner's Attorney:

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: June 19, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner

FROM: Rahee J. Famili  
Traffic Engineer II

SUBJECT: Zoning Reclassification Cycle V

ITEM NUMBER: 2

The existing D.R.-3.5 zoning for this site can be expected to generate approximately 15 vehicle trips per day, and the proposed zoning can be expected to generate approximately 100 vehicle trips per day. Based on the documented site plan, the additional R.O. area will allow for approximately 120 vehicle trips per day to be generated.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJP/lvd

APRIL, 1991 - OCTOBER, 1991 ZONING RECLASSIFICATION CYCLE V

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: MERCEDES PHILLIPS (PARCEL #1);  
EDWARD J. WARREN, INC. (PARCEL #2)

Location: #300 FREDERICK ROAD

Item No.: 2

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Cap. Joseph Kelly* Noted and Approved *Captain William F. Brady*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

MICROFILMED

MERCEDES PHILLIPS (Parcel 1) & #CR-91-360-SPHXA  
EDWARD J. WARREN, INC. (Parcel 2) Item #2, Cycle V, 1991  
NW & NE corner Frederick Rd. & 1st Election District  
Arbutus Ave. (300 Frederick Rd.) 1st Councilmanic District

D.R.3.5 to R.O. .34 acres (1.129 total)  
SE-Class "B" Office Building; (Documented)  
SPH-that Parcel 2 (parking area) is  
accessory to Class "B" Office Building;  
VAR-landscape buffer; open space; parking  
spaces; 100% medical offices in lieu of 25%

March 1, 1991 Petition filed.

Ms. Mercedes Phillips Petitioner  
10055 Windstream Drive  
Columbia, Maryland 21044

Edward J. Warren, Inc. Petitioner  
610 Edmondson Avenue  
Catonsville, Maryland 21228

\*Mr. William P. Monk  
100 W. Pennsylvania Avenue  
Suite 305  
Towson, Maryland 21204

300 Frederick Road Ltd. Part. Contract Purchaser  
c/o Stephen Whalen, General Part.  
2 W. Rolling Road  
Suite 203  
Catonsville, Maryland 21228

Mr. James Earl Kraft  
Baltimore County Board of Education  
940 York Road  
Towson, Maryland 21204

Phyllis C. Friedman, Esquire People's Counsel for Baltimore  
County

P. David Fields  
Pat Keller  
Public Services  
J. Robert Haines  
Ann M. Mastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Chief Deputy County Attorney

*Steve W. Hahn - partner*

IN THE MATTER OF  
Petition for zoning reclass.  
special hearing, special except., variance  
NW & NE corner Frederick Road @ Arbutus Avenue  
300 Frederick Road Ltd. Partnership

BEFORE THE  
COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY  
CASE NO. CR-91-360-SPHXA

SUBPOENA

Please issue a Subpoena to the following named witness to appear before the County Board of Appeals of Baltimore County at the hearing for the matter captioned above on Tuesday, October 22, 1991 at 10:00 a.m. at Room 301 located at County Office Building, 111 W. Chesapeake Ave., Towson, MD and continuing thereafter as necessary for such witness' testimony and as scheduled by the Board.

Witness: William P. Hughey  
Address: Balto. Co. Office of Community Planning  
New Courts Bldg., 4th Floor  
Towson, MD 21204

Name: Stephen W. Whalen, Jr., Gen. Partner  
Firm: 300 Frederick Rd. Ltd. Partnership  
Address: 2 W. Rolling Crossroads, #203  
Catonsville, MD 21228

The witness named above is hereby ordered to so appear before the County Board of Appeals. The Board requests the Sheriff to issue the summons set forth herein.

County Board of Appeals of  
Baltimore County

Cost: \$ 30.00  
Summoned: 4/22/91, 19  
Not served: , 19

Sheriff of Baltimore County  
*James W. Hahn*

Baltimore County, Maryland  
October 22, 1991 01:07 PM P01

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING

111 West Chesapeake Avenue  
Towson, MD 21204

111 West Chesapeake Avenue  
Towson, MD 21204

111 West Chesapeake Avenue  
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Towson, MD 21204

111 West Chesapeake Avenue  
Towson, MD 21204

MICROFILMED

Is the hydric soil criterion met? Yes X No

HYDROLOGY

Is the ground surface inundated? Yes No X

Surface water depth: varies

Is the soil saturated? Yes X No

Depth to free-standing water in pit/soil probe hole: 1-2 ft. +/-

List other field evidence of surface inundation or soil saturation:

Visible hydrology, buttressing, exposed roots, etc.

Is the wetland hydrology criterion met? Yes X No

A(BF-3):WP51\FREDARBU.EIS

EXEMPT FROM CURRENT  
BALTO. COUNTY ZONING  
ORDINANCE - "R.O."

B. Uses Permitted by Special Exception. The following uses, only, may be permitted by special exception in an R-O zone, if such use has an approved CRS plan prior to the granting of a special exception:

1. Uses permitted by special exception and as limited in D.R. 3.5 zones or

2. a. Class B office buildings containing offices or medical offices, except that no more than 25% of the total adjusted gross floor area of the office building may be occupied by medical offices. A Class B office building in existence prior to the effective date of this legislation with medical offices in excess of 25% of the total adjusted gross floor area is a conforming use if it is in compliance with the terms of its special exception. Such an office building may be expanded if the expansion meets the current parking requirements for medical offices. [Bills No. 13, 1980; No. 167, 1980; No. 37, 1988.]

b. Up to 100% of the total adjusted gross floor area of a Class B office building may be occupied by medical offices if:

(1) the floor area ratio of the proposed Class B office building is not greater than 0.20;

(2) a documented site plan and a special exception for a Class B office building have been approved by the Zoning Commissioner or the Board of Appeals, either on appeal or as a result of its original jurisdiction, prior to the effective date of Bill 151-88;

(3) construction of the Class B building is started prior to the expiration date of the special exception as required by Section 502.3; and

(4) parking requirements shall be calculated by requiring the maximum number of parking spaces as determined by Section 409 of these regulations, the requirements of the documented site plan, or the requirements of the order granting the special exception, whichever shall yield the greatest number of spaces. [Bill No. 151, 1988.]

Signs and Off-Street Parking Requirements. [Bill No. 151, 1988.]

APPROVED JUL 0 1 1989

2-12



requirements.

4. The documented site plan shall be amended to include the following:

- Show sign detail
- Indicate all principal uses
- Indicate hours of operation
- Indicate maximum number of employees

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*Arnold S. Eytan*  
Arnold S. Eytan, Acting Chairman

*Lynn B. Moreland*  
Lynn B. Moreland

*John G. Disney*  
John G. Disney

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Wirth / SWH (2) (Pre-App Permit only) DATE: December 5, 1991  
Mr. Powell / EIRD  
Mr. Pilon / WES  
Mr. Flowers / CBGA  
Mr. Maranto / Planning  
Mr. Richards / Zoning  
Mr. Bowling / DED (2)  
Mr. Famili / Traffic  
Mr. Weiss / Sanitation  
Mr. Beaumont / Land Acq.  
Ms. Lutz / House Wos.  
Capt. Kelly / Fire Dept.  
Mr. Kincer / Rec. & Parks  
Mr. Brocato / SHA  
Mr. Butcher / C&P  
Mr. Keller / OPZ Deputy Director (FVI)

FROM: Susan Wimbley  
Bureau of Public Services

SUBJECT: District: 1C1  
Project Name: 300 Frederick Rd.  
Project No.: 91330  
Engineer: Stephens  
Phone No.: 825-8120

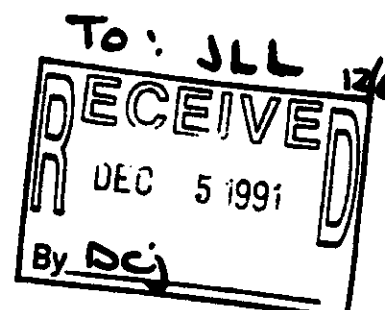
ACTION REQUESTED:  
CRG Plan Review (Meeting Waived) : W-91-163  
CRG Plan Refinement Review :  
CRG Non-Material Amendment Review :  
CRG Plan Approval Extension Review :  
Penhandle Minor CRG Plan Review :  
Minor Subdivision Review :  
Pre-Approved Building Permits :

Please provide separate comments for Building Permits.  
NOTE: Please detail any comments where permit cannot be approved, but subdivision approval is acceptable.

Please review the attached plan for compliance with current regulations and return comments to our office by 12-26-91. If you have no comments or do not need to review this plan, please indicate by placing your initials here.

Thank you for your attention to our request.

SWH:sdw  
cc: File

300 FREDERICK ROAD  
W-91-163

CRG Waiver Plan Review  
Plan Date: 12/2/91  
Comments Due: 12/26/91  
Comments Date: 12/18/91  
Comments Typed: 12/30/91

Zoning approves this C.R.G. waiver plan subject to the clear understanding that it is identical to the approved hearing plan under Zoning Case Number CR-91-360-SPHXA. Should any changes be made from the hearing plan, then all changes must be itemized in a cover letter and submitted with re-lined plans to the Zoning Director for approval well in advance of any expected final zoning approvals.

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

If you have any questions, please do not hesitate to call me at 887-3391. Any requests for further information from the Zoning Office must include a reference to the CRG waiver plan W-91-163 and written correspondence or revised plans must be accompanied by a copy of these comments.

*John L. Lewis*  
JOHN L. LEWIS  
PLANNER II

JLL:scj

cc: Current Planning  
Zoning File - #CR-91-360-SPHXA  
Waiver File

## CATONSVILLE 2000, INC.

"Working For A Better Catonsville Community"

October 3, 1991

Baltimore County Board of Appeals  
Towson, Maryland

Dear Sir:

RE: Property known as NW & NE Corner of  
Frederick Road and Arbutus Avenue;  
300 Frederick Road  
Case No. CR-91-360-SPHXA

The Catonsville 2000, Inc. has reviewed the proposed plan for development on the northwest and northeast corners of the intersection of Frederick Road and Arbutus Avenue, Catonsville, Maryland. We have found that the architectural design fits into the overall scheme that the Catonsville Plan envisions. Thus, we fully support the intended development of these parcels of property.

Furthermore, we have reviewed the agreement between 300 Frederick Road Limited Partnership, the intended developer of the property, and the neighbors of properties in the adjacent communities. We find that the pledges and covenants properly insure the community atmosphere and aesthetic appearance, that both the community and Catonsville 2000 seek, will be maintained in this region.

Catonsville 2000, Inc. is aware of the zoning reclassification, special exception, and variance petitions being requested with respect to the property in question. We believe that it is in the best interest of all parties involved that the requested petitions be granted as indicated on the design plan. Therefore, the Catonsville 2000, Inc. fully supports the granting of all requested petitions to 300 Frederick Road Limited Partnership for these parcels of land.

Sincerely,

*Thomas Booth*  
Thomas Booth  
President

## OFFICERS

Thomas E. Booth  
President  
Jean Walsh  
Vice President  
Richard W. Decker  
Treasurer  
James W. Mohler  
Secretary

## DIRECTORS

Thomas E. Booth  
Joseph E. Chilcoat  
Phyllis C. Cogswell  
Richard W. Decker  
Herbert J. Derwart  
Ron Florence  
William Holley  
C. Victor McFarland  
Fran Medicus  
James W. Mohler  
Louis Mordberger  
Paul Stack  
Jean Walsh  
Stephen W. Whalen, Jr.

## STANDING COMMITTEES

LAND USE PLANNING  
Paul E. Stack  
Chairman

## TRAFFIC &amp; PARKING

Thomas E. Booth  
Chairman

## STREETSCAPE &amp; ARCHITECTURE

Fran Medicus  
Chairwoman

## PUBLIC RELATIONS

Ron Florence  
Chairwoman

## ADVISOR TO BOARD

William Hughey  
1st District Planner

MICROFILMED 00-11 Hd L1 L30 16

STANDARD MICROFILMS ALBANY, NY

## WHALEN PROPERTIES

Commercial Real Estate Development, Brokerage and Management

Stephen W. Whalen, Jr.  
William P. Jones  
Pauline M. Clark  
James W. Mohler

2 WEST ROLLING CROSSROADS

SUITE #203

CATONSVILLE, MARYLAND 21228

301-747-2900

FAX 301-747-2902

April 29, 1991

Board of Appeals for Baltimore County  
County Office Building, Third Floor  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: CR-91-360-SPHXA  
Zoning Re-class, Special Hearing, Etc, for  
300 Frederick Road, Catonsville, Maryland

Attn: Mrs. Kathy Weidenhammer

Dear Mrs. Weidenhammer:

Our zoning reclassification hearing for the above-referenced case is presently scheduled for October 2, 1991. As we discussed in your office this morning, I have a conflict with a previously scheduled seminar that I have already arranged to attend and would be most appreciative if the Board's hearing could be rescheduled.

Per our conversation, you indicated that Tuesday, October 22, 1991, would be available on the Board's calendar. I respectfully request our hearing to be rescheduled for that date.

I assume you will send out revised hearing notices to the affected parties confirming the new date and time.

Thank you very much for your kind assistance in this matter.

Sincerely,

300 FREDERICK ROAD LTD. PARTNERSHIP

*Stephen W. Whalen, Jr.*  
Stephen W. Whalen, Jr.  
General Partner

cc: William P. Monk  
John Smith, G. W. Stephens, Inc.

91WPGen

## WHALEN PROPERTIES

Commercial Real Estate Development, Brokerage and Management

Stephen W. Whalen, Jr.  
William P. Jones  
Pauline M. Clark  
James W. Mohler

2 WEST ROLLING CROSSROADS

SUITE #203

CATONSVILLE, MARYLAND 21228

301-747-2900

FAX 301-747-2902

November 4, 1991

Mr. William T. Hackett, Chairman  
County Board of Appeals  
Baltimore County Office Building  
111 West Chesapeake Avenue, 3rd Floor  
Towson, Maryland 21204

Re: Case #CR-91-360-SPHXA, Item #2, Cycle V, 1991;  
Mercedes Phillips and Edward J. Warren, Inc.; 300 Frederick Road

Dear Mr. Hackett:

On behalf of my partners and myself, please accept our thanks for your prompt and favorable decision on the reclassification, special exception, special hearing and variance petitions referenced above. We greatly appreciate the consideration which the Board evidenced for our project and supporting arguments.

I write because, after reading the Opinion dated October 28, 1991, there may be a procedural problem relative to the special exception and a factual error in the premise for the special hearing/variance decision about which I thought you should be aware.

Section 203.3B (page 2-12) of the County's R-O zoning ordinance specifies that the special exception for a Class B office building may be granted only after a CRG plan for the project has been approved (see attached excerpt). Because the petitioner in this case could not obtain prior CRG approval of a plan for which zoning reclassification of a part of the property was pending, representatives of the Zoning Office and Board of Appeals met on 12/28/90 to establish a reasonable procedure for expediting consideration of all the issues involved. A copy of Jim Dyer's synopsis of that meeting is attached. May we respectfully suggest to the Board that, in order to comply with the specific requirements of the R-O ordinance and the spirit and intent of Mr. Dyer's letter, it may wish to amend its order granting the special exception to make that approval specifically contingent upon and subject to the granting (or waiver) of a CRG plan for the project by Baltimore County.

Secondly, I note in the Order on page 86, second paragraph, the Board states as follows, beginning with the second sentence:

"On parcel 2 which is proposed to provide ten parking spaces the property line extends to the center of Arbutus Avenue. Therefore, the two properties can be considered as one entity. Testimony presented this Board was that these 10 parking spaces would be used mainly for employees parking. Under these conditions, a variance from Section 203.3C.1 to allow parking on Parcel 2 is granted. Having considered and granted this variance, the necessary 50 spaces are provided and no variance from Section 409.6A is necessary."

MICROFILMED

County Board of Appeals  
Baltimore County Office Building  
Towson, Maryland 21204

October 28, 1991  
Page 2

Please note that the first sentence of that paragraph as quoted above is factually incorrect. Parcel 2 does NOT extend to the centerline of Arbutus Avenue, although Parcel 1, the office building parcel, does do so. I believe you will find that Petitioner's Exhibit #17 (documented site plan) accurately reflects this situation and that it was also properly described on all other relevant exhibits. Because the conclusions of the Board's favorable decision on the special hearing appear to be based at least in part on this factual misunderstanding, I felt it important to bring this issue to your attention.

May I respectfully suggest, as both Mr. John Smith, the expert engineering witness and I testified at the hearing, that because the parcels are separated only by a public right-of-way for which the developer/applicant has full improvement cost responsibility under applicable public works standards, County policy has consistently been to treat such parcels as one lot for development purposes, thereby allowing our proposal to meet both the spirit and intent of Section 203.3C.3 regarding location of parking in R-O developments.

Should the Board accept this argument in light of the factual circumstances confirmed above, I further respectfully suggest that your positive response to the special hearing negates any need to consider either the Section 203.3C.3 variance for parking on Parcel 2 or the Section 409.6A variance to permit 40 spaces in lieu of the required 50 spaces. As I understand the original petition, each of these two variances represents an independent alternative option should we fail to receive the Board's blessing on the special hearing. Only if the Board denies the special hearing petition would your approval of the Section 203.3C.3 variance to permit parking on Parcel 2 be necessitated.

I apologize for the need to trouble you with these matters and trust they can be addressed without significant complications. Again, thank you for your kind consideration.

Sincerely,

*Stephen W. Whalen, Jr.*  
Stephen W. Whalen, Jr.  
Managing General Partner  
300 Frederick Road Ltd. Partnership,  
Petitioner

SWW:lan  
300FreRd882

Enclosure

April 4, 1991

Bill Mark has taken the three original "Petition for Zoning Re-Classification, Special Exception and/or Variance" forms for Item #2, Cycle V, Case Number CR-91-360-SPHXA for revision.

MICROFILMED



PROPOSED AMENDMENTS TO THE CATONSVILLE PLAN  
RESOLUTION NO. 67-90  
Councilwoman Manley

1. On page 2.2, in the second paragraph of the column titled "MARKETING", insert the following after the sentence which concludes with "such a concept": "We further recommend that steps be undertaken to review the suitability of the Hardee's site for use as a Revenue Authority parking facility or for its use as a public park."
2. On page 2.3, delete in their entirety paragraphs 3a. and 3b. under the paragraph relating to streetscaping to unify Frederick Road.
3. On page 2.3, in the column titled "TRAFFIC & PARKING", add the following as priority number 4:  
"4) A study of the suitability of the Hardee's site for use as a Revenue Authority parking facility."
4. On page 3.1, at the conclusion of the first paragraph under the section titled "A. Catonsville's Regional Context", strike "provides a dividing line between Catonsville and Arbutus" and substitute "draws together the two designated community conservation areas of Catonsville and Arbutus"
5. On page 4.1, in Table IV-1, strike the number "676,900" in the column for 1990 Baltimore County population and substitute "691,134". Strike the number "281,414" in the column for 1980 Baltimore County households and substitute "243,994". Strike the number "290,200" in the column for 1990 Baltimore County households and substitute "281,553"
6. On page 4.3, under "3. Impact of Economic Development Efforts", strike "Development of a high-technology business park at UNBC", and strike "Phasing out of hospital activities at Spring Grove and development of a business park to complement that being developed at UNBC." in the last full paragraph of paragraph 3. in the second sentence, delete the phrase "at Spring Grove and UNBC"
7. On page 4.12, in the column titled "Catonsville 2000 Analysis", delete at the end of the first sentence the phrase which begins "which, interestingly" down to and including "development concept", and delete in its entirety the following sentence which begins "This boutique" and ends with "have progressed."

MICROFILMED

8. On page 4.14, delete in its entirety the first full sentence on the page which begins with "The development" and ends with "square foot range."
9. On page 5.1, in the fourth sentence of paragraph A.1.a., after "study", insert "apparently"
10. On page 5.3, in paragraph A.3.2., delete in their entirety the first three sentences.
11. On page 5.4, at the end of the first full sentence on the page which ends "except for emergencies", insert the following: "Public hearings will be required before any relocation is approved."
12. On page 5.4, delete paragraph A.4.1. in its entirety and renumber the remaining paragraphs. In paragraph A.4.4., delete from the first sentence "22" pavement, curbs and gutters" and substitute "18-22" pavement". In the column titled "Catonsville 2000 Analysis" delete in their entirety the first two paragraphs titled, respectively, "GATEWAYS" and "Western Gateway"
13. On page 5.7a, at the end of the paragraph titled "800 and 900 BLOCK OF FREDERICK ROAD", after "size", add ", or to expand the existing revenue lot into the vacant Hardees site"
14. On page 7.2, in the column titled "Catonsville 2000 Analysis - Design Plan", in the fourth paragraph, after "character, and", insert "are compatible with the"
15. On page 7.4, in the first paragraph of the column titled "The Gateways", delete in its entirety the second sentence which begins "A landscaped median" and ends "where needed." In the following sentence, delete the phrase "in the median". Delete in its entirety the second paragraph under "The Gateways". Under the column titled "Catonsville 2000 Analysis - The Gateways", delete in its entirety the second paragraph.
16. On page 7.9, under "Plan Summary", delete in its entirety paragraph 2.A. and reletter the remaining subparagraphs. And delete paragraph 3.B. and reletter the remaining subparagraph.
17. On page 7.26, delete in their entirety the three streetscape recommendations and substitute the following: "Catonsville 2000, Inc. disagreed with the Legg Mason recommendations. Therefore, they have been deleted."

-2-

18. On pages 8.1 and 8.2, delete in its entirety on each page the column titled "Catonsville 2000 Analysis"
19. On page 8.6, in paragraph "4. Fire Station", delete the fourth and fifth sentences in their entirety.

-3-

#2  
CR-41-360-SPHX  
WILLIAM MONK, INC.

CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
Suite 305  
TOWSON, MD 21204  
301-494-8931

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

ENVIRONMENTAL IMPACT STATEMENT  
FREDERICK ROAD AT ARBUTUS AVENUE  
BALTIMORE COUNTY, MARYLAND

FEBRUARY - 1991

PREPARED FOR: STEVE WHELAN  
300 FREDERICK ROAD LTD. PARTNERSHIP  
Suite 203  
2 W. Bolling Cross Road  
Catonsville, MD 21228

PREPARED BY: WILLIAM MONK, INC.  
Suite 305  
100 W. Pennsylvania Ave.  
Towson, MD 21204

MICROFILMED



County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

January 25, 1990

John P. Geiss, Esquire  
622 Edmondson Avenue  
Baltimore, Maryland 21228

Re: Case No. R-89-452 (307, Inc.)

Dear Mr. Geiss:

Notice is hereby given, in accordance with the Rules of Procedure of the Court of Appeals of Maryland, that an appeal has been taken to the Circuit Court for Baltimore County from the decision of the County Board of Appeals rendered in the above matter.

Enclosed is a copy of the Certificate of Notice.

Very truly yours,

*Linda Lee M. Kuszmaul*  
Linda Lee M. Kuszmaul  
Legal Secretary

Encl:  
cc: J. Douglas Jones, Esquire  
Mr. Jim Mohler  
Mr. James Earl Kraft  
P. David Fields  
Pat. Heller  
J. Robert Haines  
Ann M. Mastarowicz  
James E. Oyer  
A. Carl Richards, Jr.  
Circuit Clerk - Zoning  
Arnold Calton, County Attorney

MICROFILMED

6/4/10

IN THE MATTER OF THE APPLICATION OF  
307, INC. FOR A ZONING RECLASSIFICATION  
OF PROPERTY LOCATED ON THE SOUTHEAST  
CORNER FREDERICK ROAD AND HOLMEHURST  
AVENUE (307 FREDERICK ROAD) FROM D.R.5.5  
TO R.O.  
1ST ELECTION DISTRICT  
1ST COUNCILMANIC DISTRICT

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
CASE NO. R-89-452, Item #2,  
Cycle I - 1989

OPINION

Again 307, Inc. comes before this Board requesting a zoning reclassification from D.R.5.5 to R.O. A brief history of this property before this Board notes Case No. R-87-451 in which this Board granted the applicant's Petition to have the property reclassified as R.O.

An appeal was noted by People's Counsel for Baltimore County and this matter was remanded to this Board by the Circuit Court for Baltimore County. A Supplemental Opinion and Order was then filed by the Board reaffirming the R.O. zoning.

This property was made an issue in the Comprehensive Zoning Map Process. The requested change was not made by the County Council and a Petition for Zoning Reclassification was made to the Board.

At this new hearing, the transcripts and records of the prior cases were placed into evidence and additional testimony was taken.

Dr. Abdullah Pirzadeh testified he purchased 303 Frederick Avenue at an auction sale. He has been unable to use this building for the purpose of a medical office and has been unable to rent to anyone as a residence. He said all potential renters wanted office space.

Mr. Bill Hughey of the Office of Planning and Zoning reviewed certain issues and further testified as to his office believing that a "freeze" on existing zoning be in order so that the entire Frederick Avenue corridor be studied.

Mr. Paul Lee who qualified as an expert in civil engineering then described the site as .275 acres presently boarded and not in use. The neighboring properties were described as 305 Frederick Avenue, currently a doctor's office;

MICROFILMED

8/4/11

THE CATONSVILLE PLAN

SUBMITTED TO THE BALTIMORE COUNTY COUNCIL  
AS ADOPTED BY BALTIMORE COUNTY PLANNING BOARD

APRIL 18, 1991

MICROFILMED

6/4/10



# WHALEN PROPERTIES

Commercial Real Estate Development, Brokerage and Management  
 Stephen W. Whalen, Sr. William P. Jones Pauline M. Clark  
 Stephen W. Whalen, Jr. Ann Brady Whalen James W. Mohler

2 WEST ROLLING CROSSROADS  
 SUITE #203  
 CATONSVILLE, MARYLAND 21228  
 301-747-2900  
 FAX 301-747-2902

October 2, 1991

MEMO TO: James R. Ballantine and Elizabeth N. Ballantine  
 FROM: James W. Mohler  
 RE: 300 Frederick Road Professional Building  
 Restrictive Covenant Agreement

Please find enclosed the fully executed Restrictive Covenant Agreement. Some time this week I will be recording one of the originals. When I receive the recorded liber and page number from the record office I will forward it to you.

Steve and I appreciate all the time and work everyone has put into this instrument. We are confident that this joint effort will be beneficial for everyone.

THANK YOU.

JWM/lam  
 300FredRd#1  
 Enclosure

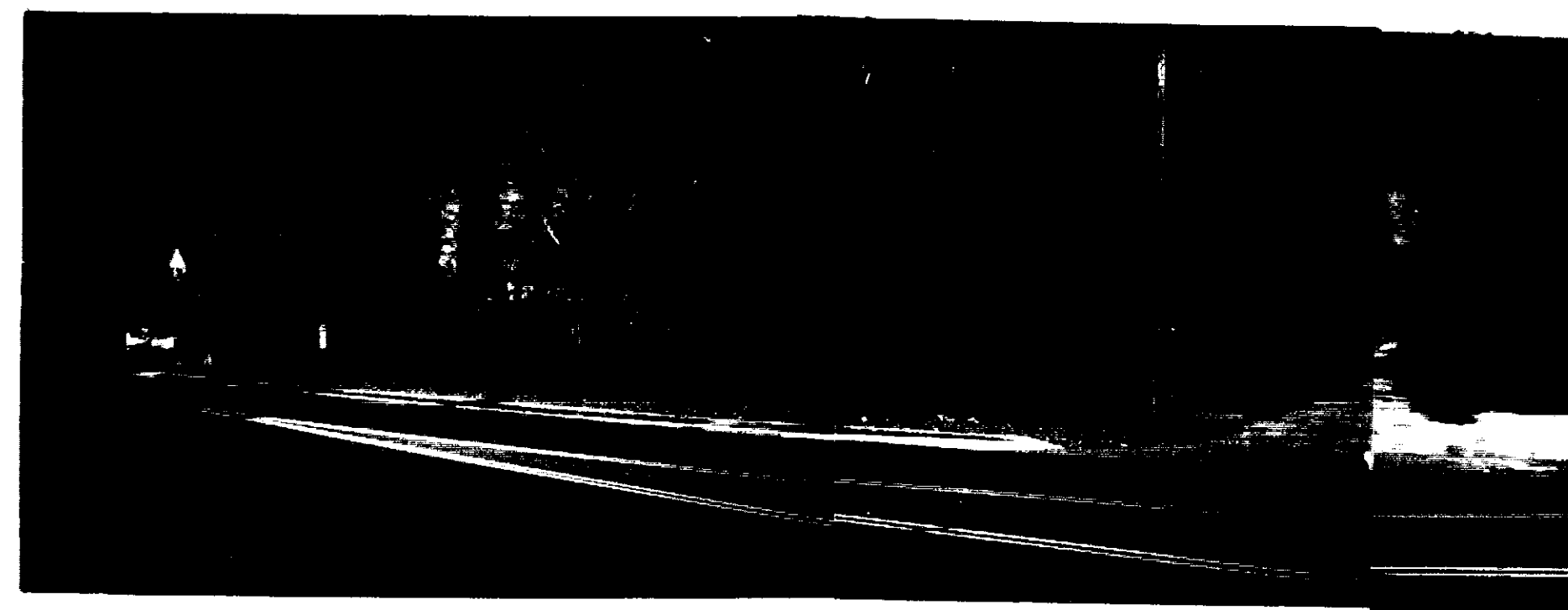
*Return original agreement to  
 all signers and record*

WHEREAS the Owner holds fee simple title to the approximately 0.900 acre parcel (the "Main Parcel") located on the northwest corner of Frederick Road and Arbutus Avenue in Catonsville, Baltimore County, Maryland, said Main Parcel being more exactly described

300FredRd#1  
 9/13/91

-1-

EXISTING SITE CONDITIONS  
 VIEW OF INTERSECTION OF  
 FREDERICK RD & ARBUTUS AVE



SITE BOUNDARIES

*Oct 7, 1991  
 91-360*

Baltimore County Government  
 Department of Public Works

111 West Chesapeake Avenue  
 Towson, MD 21204

March 26, 1991

RECEIVED

1991

GEORGE WILLIAM STEPHENS JR  
 & ASSOC., INC.

Mr. J. Strong Smith, P.E.  
 G. W. Stephens, Jr. & Associates, Inc.  
 658 Kenilworth Drive  
 Suite 100  
 Towson, Maryland 21204

Re: Proposed Medical Office Building  
 Frederick Road and Arbutus Avenue

Dear Mr. Smith:

Your waiver request letter of March 12, 1991 concerning the subject project has been reviewed, and we find that the 40-foot right-of-way on Arbutus Avenue is granted. We also find that our office will support a Planning Board waiver of sidewalk on the east side of Arbutus Avenue as described in your letter.

If there are questions, please contact Mr. David L. Thomas in our Bureau of Public Services at 887-3321.

Very truly yours,

*Gene L. Neff*  
 Gene L. Neff, P.E.  
 Director of Public Works

GLN:DLT:jha

cc: P. Keller  
 E. Johnson  
 R. E. Covahey  
 R. W. Bowling  
 File

MICROFILMED

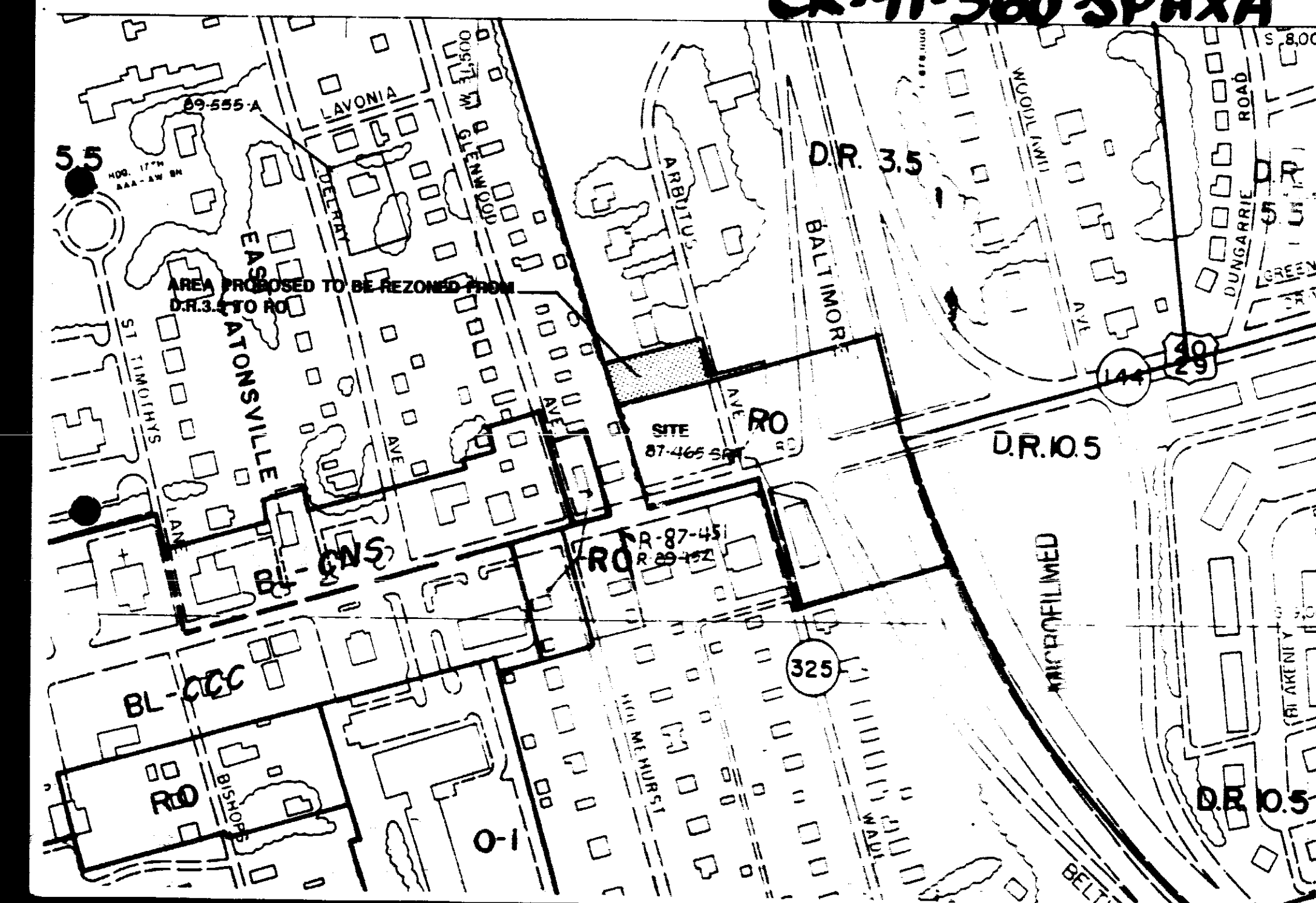
*Oct 7, 1991  
 91-360*

## BALTIMORE COUNTY ZONING MAP (S.W. 3-F)

SCALE: 1" = 200'

#2

CR-91-360-SPHXA

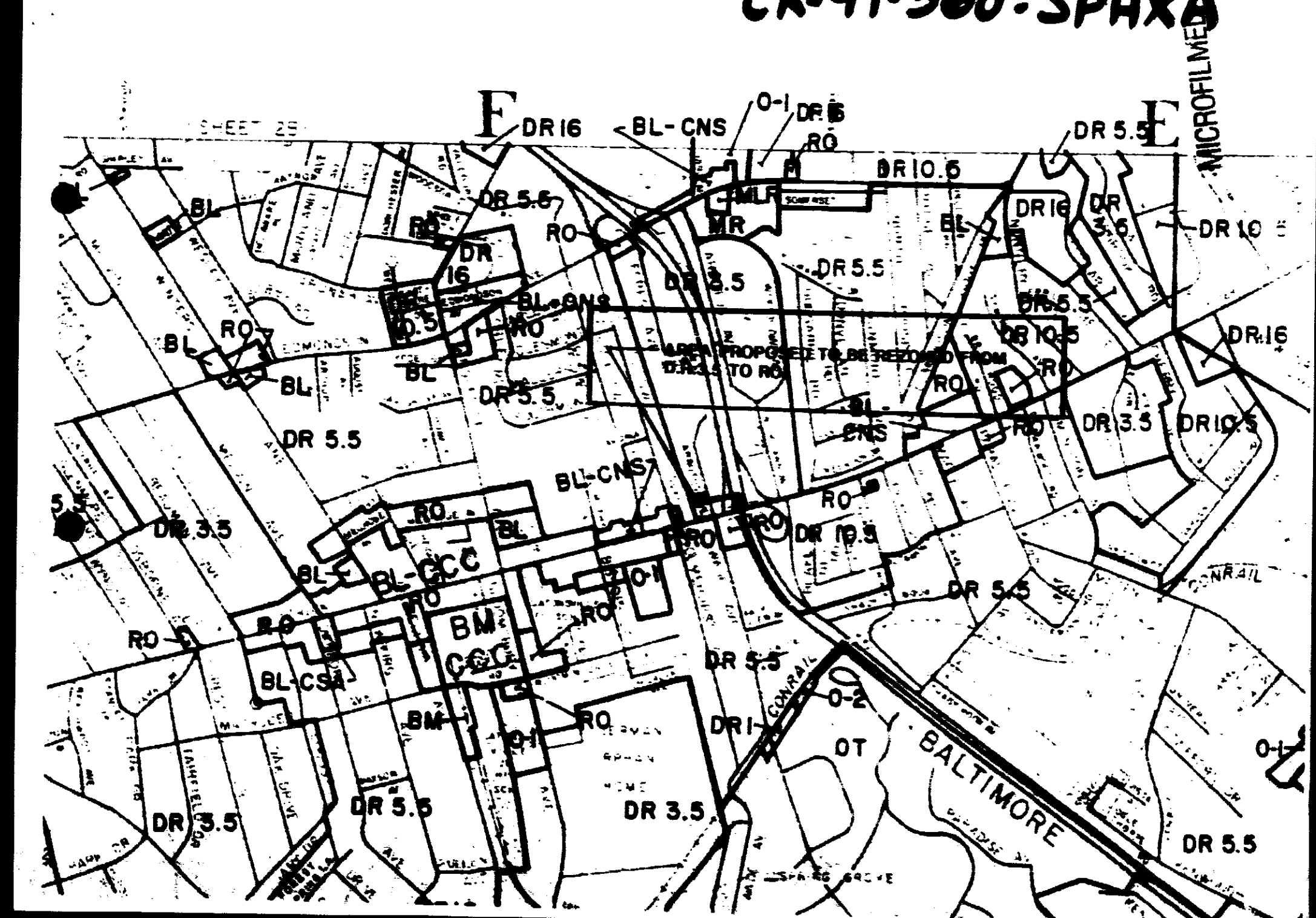


## BALTIMORE COUNTY ZONING MAP (2A)

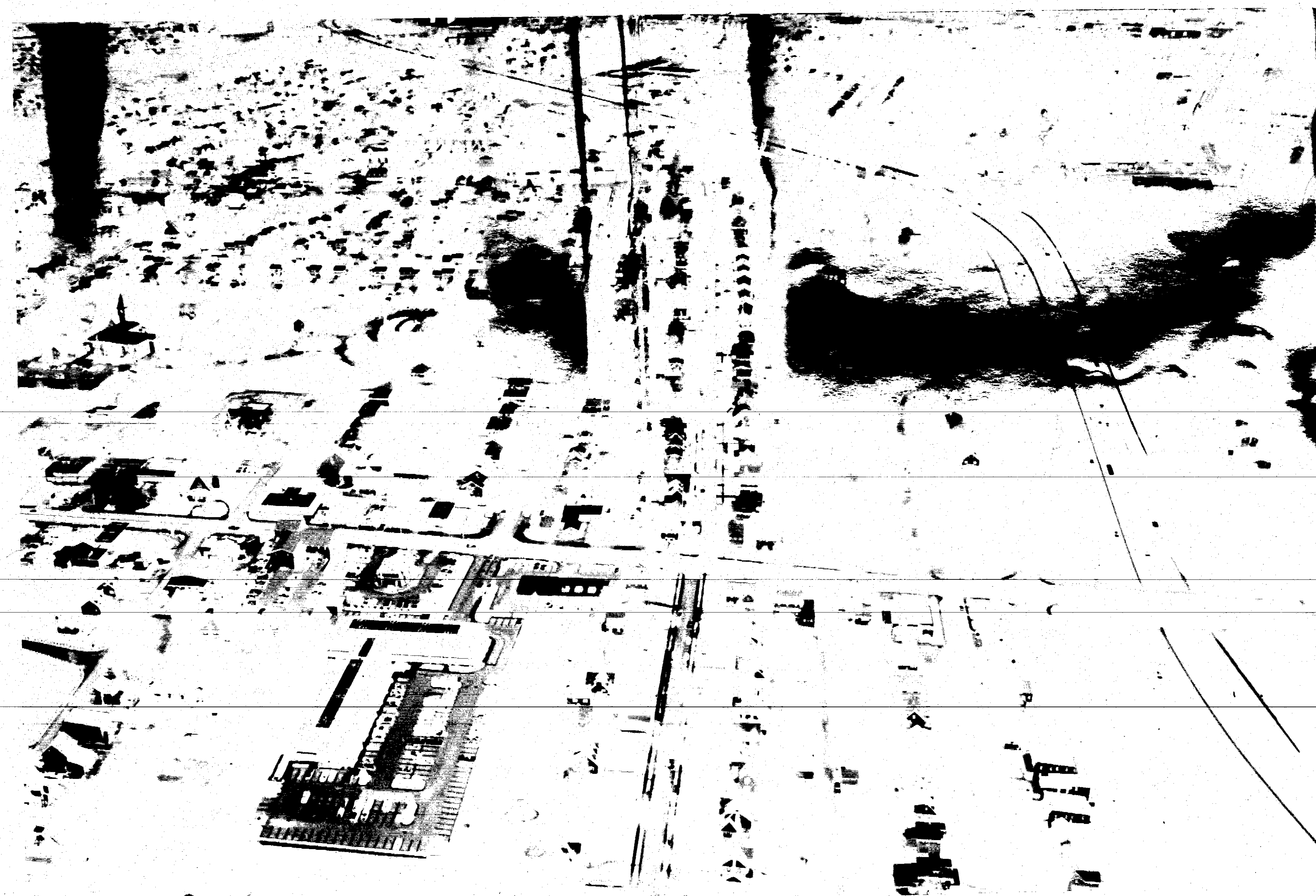
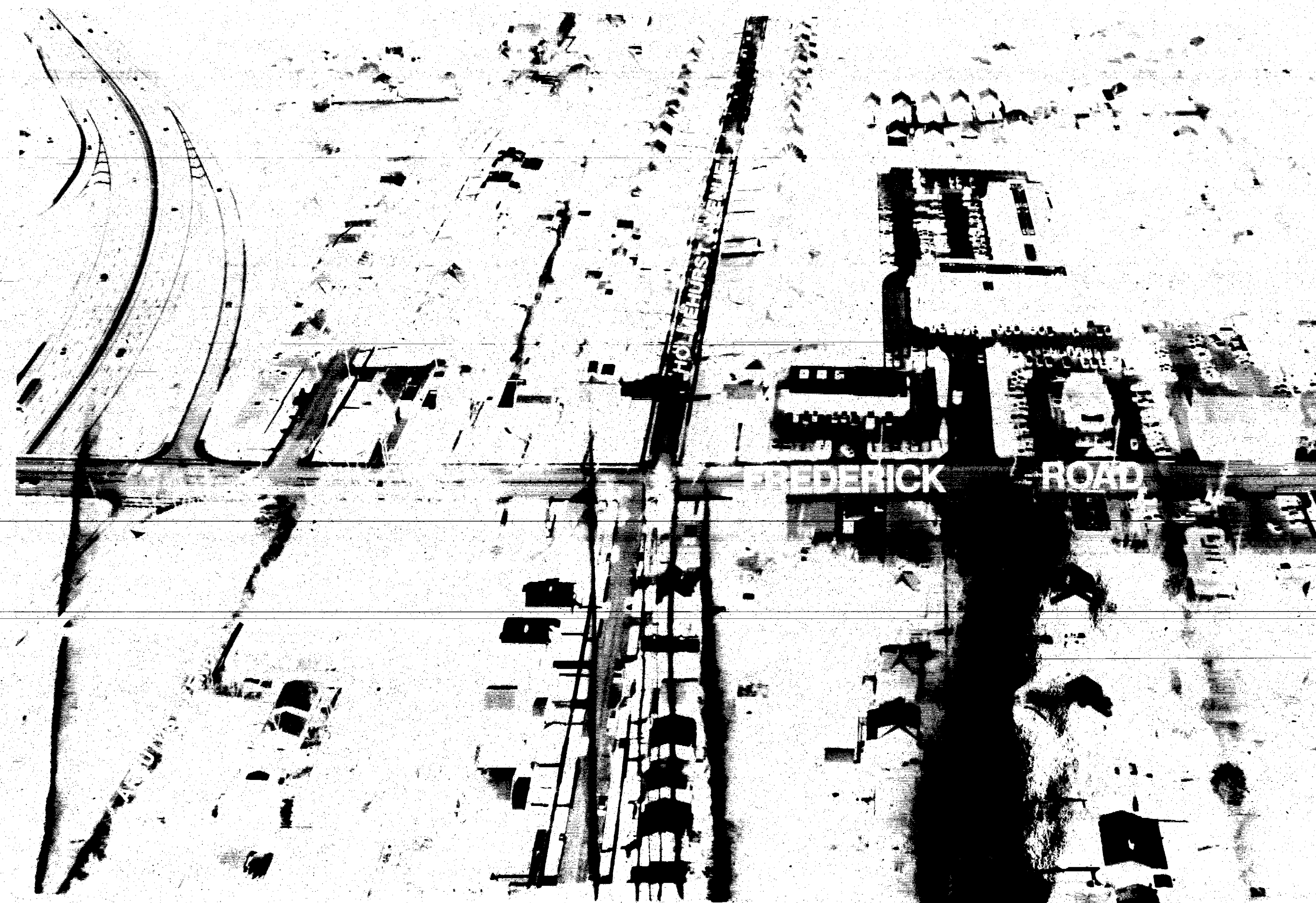
SCALE: 1" = 1000'

#2

CR-91-360-SPHXA









County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204

Petitioner 3A-3H

5A-F

6A-B

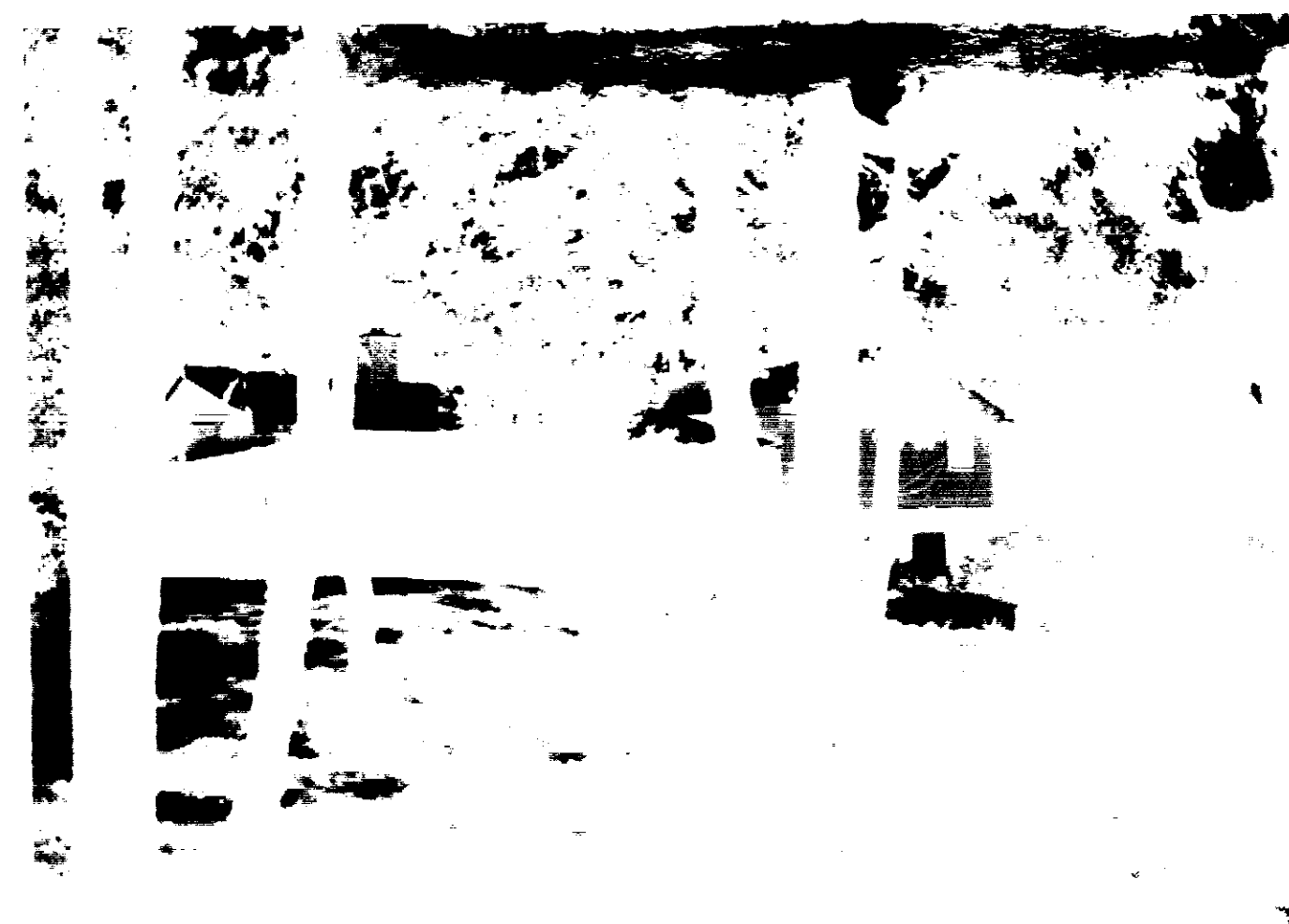
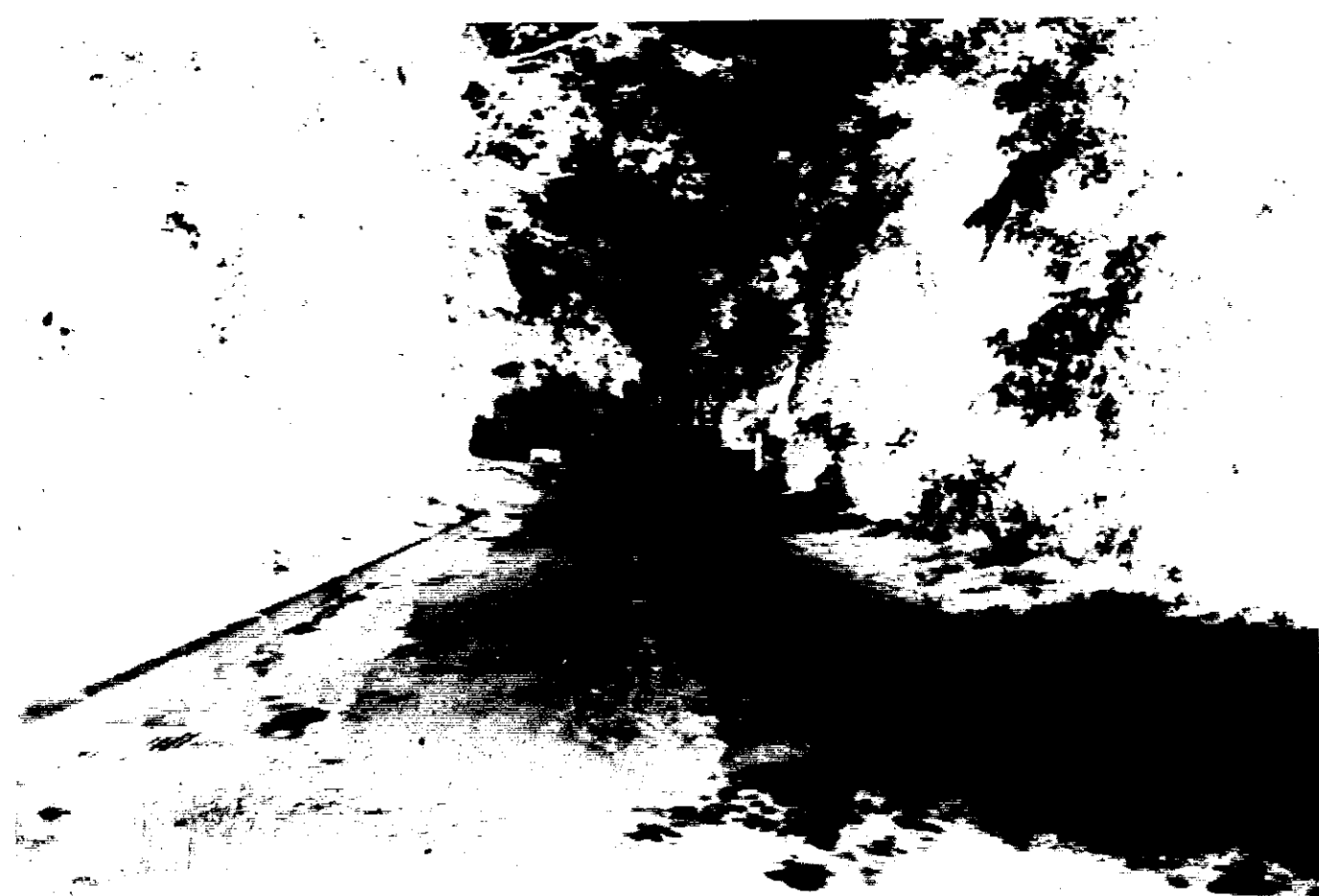
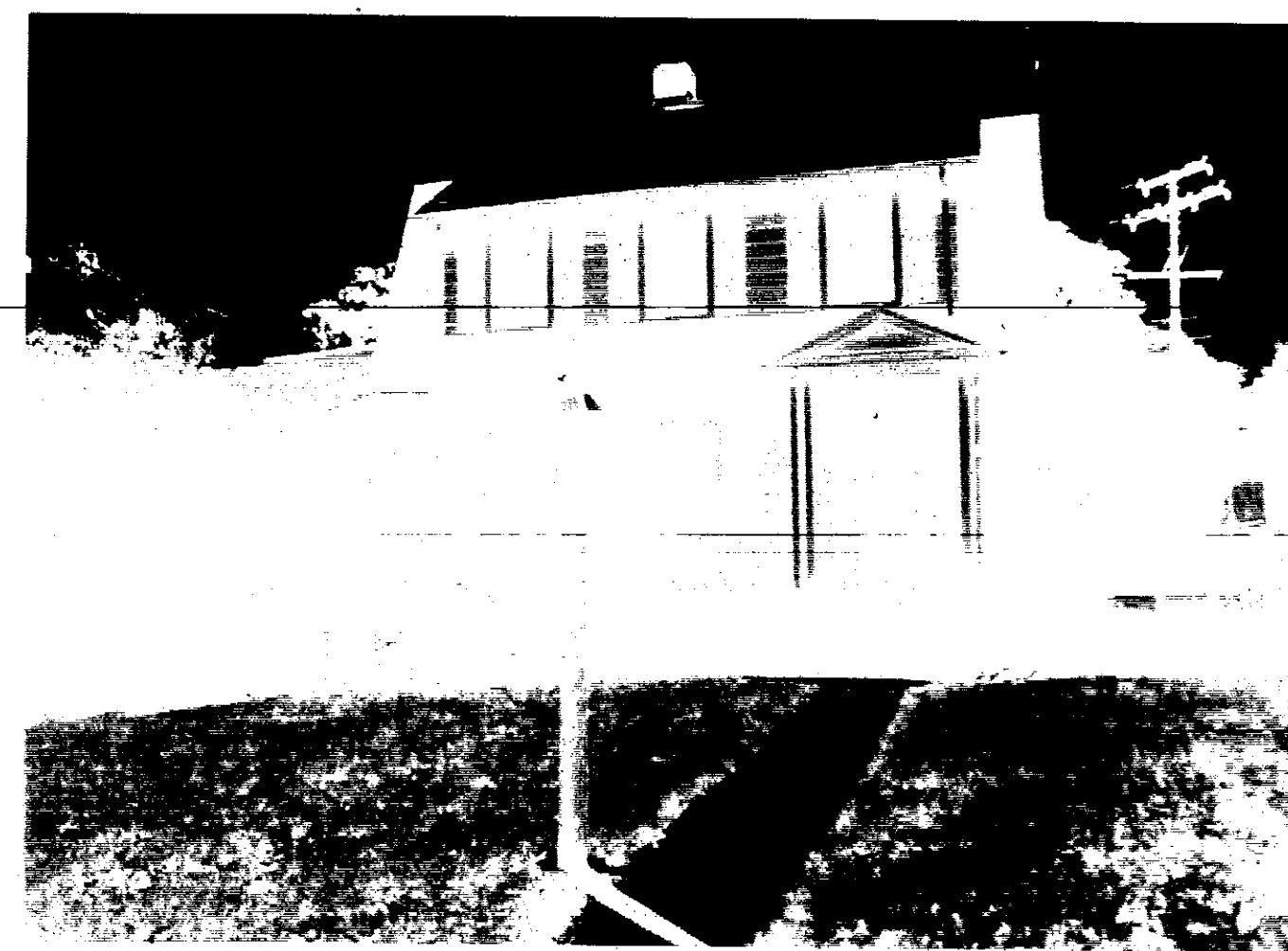
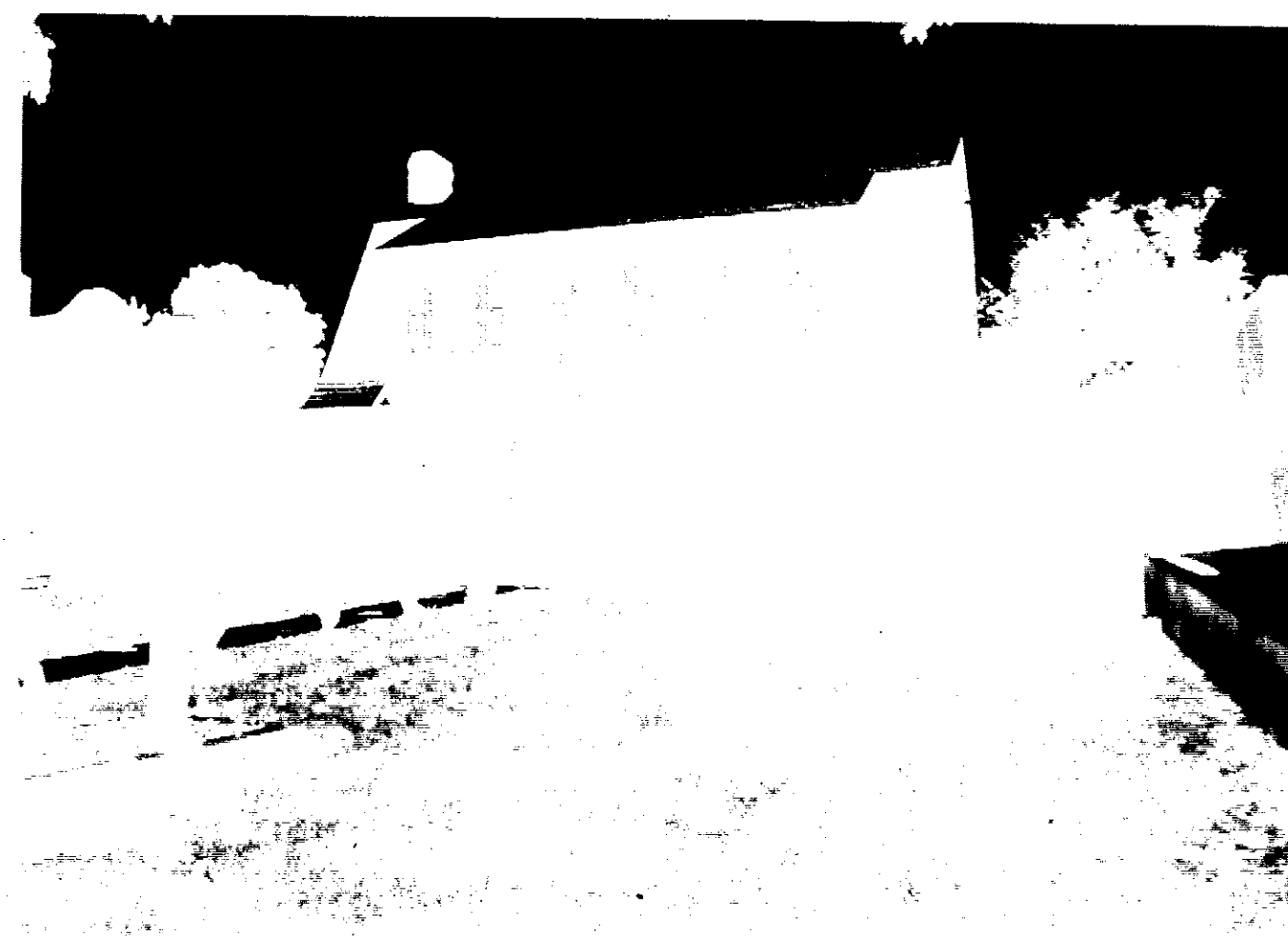
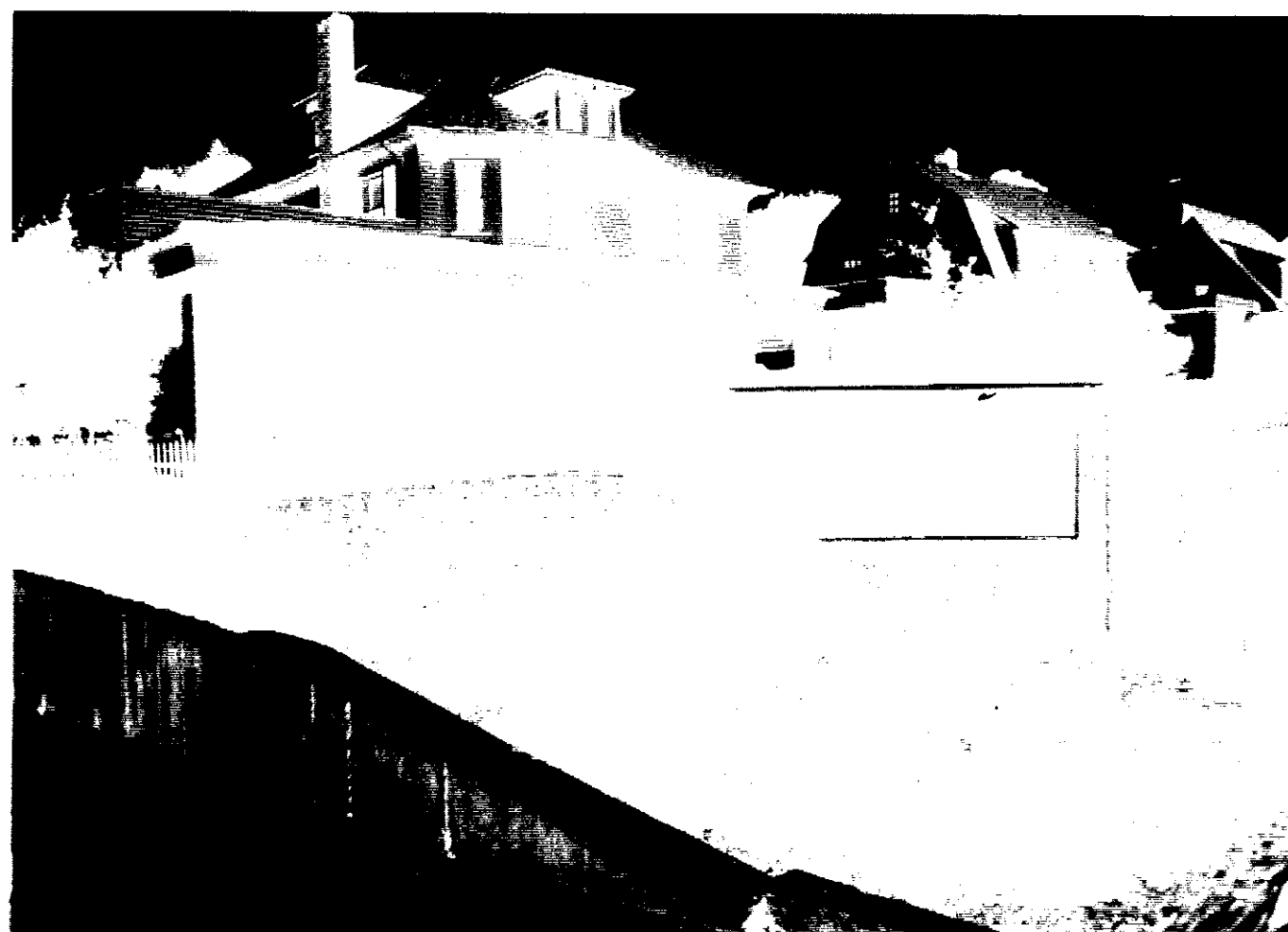
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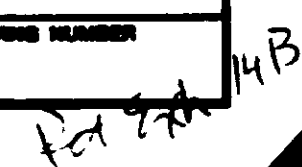
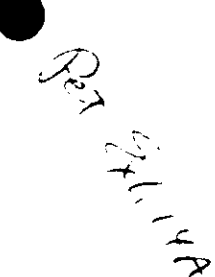
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photos

CR-91-360-SPHYA

MICROFILMED



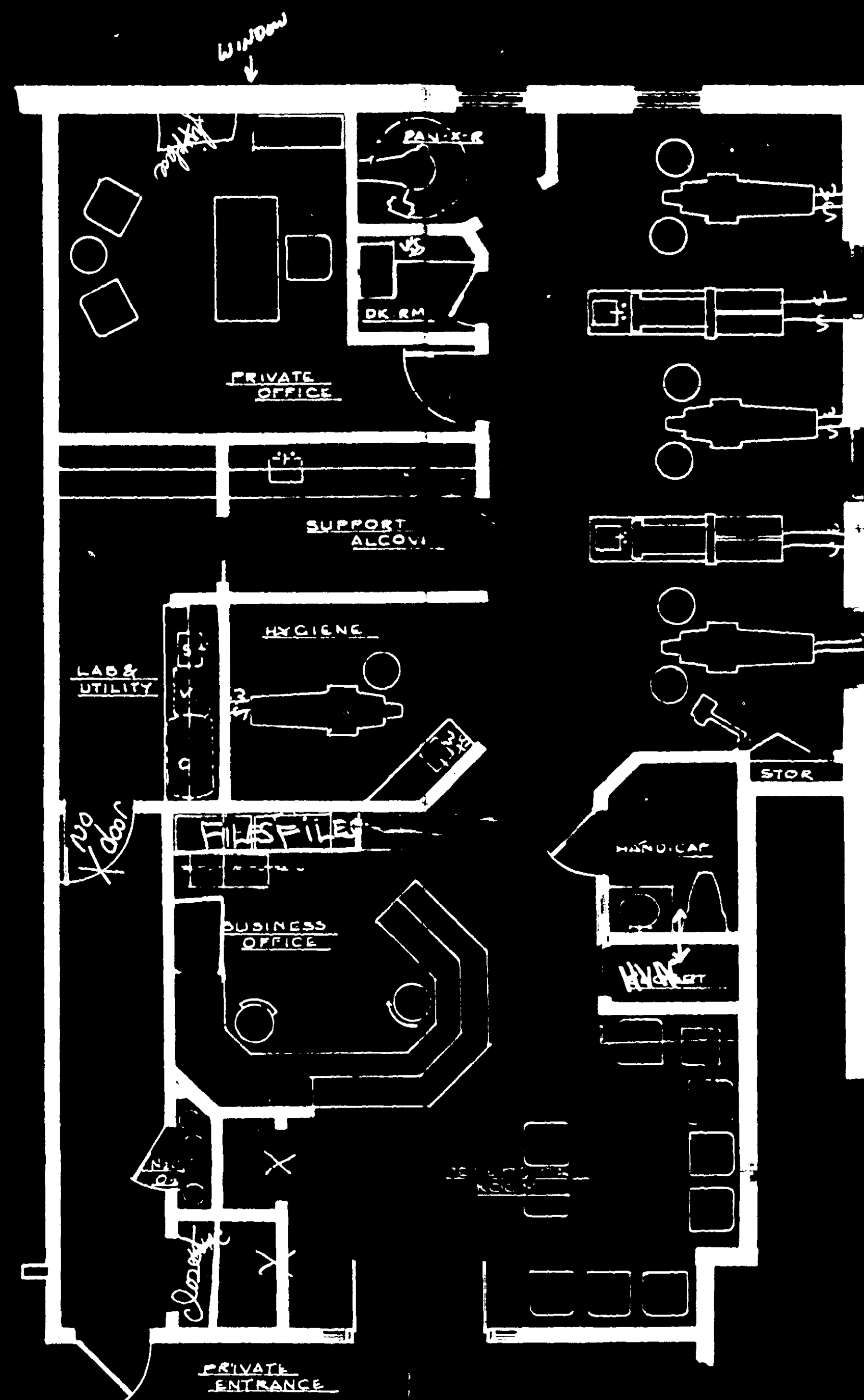


**SCALE : 1/8"=1'-0"**

Det 2414C



7:30



**mitochondrial**

Det Edh 147

CONSULTANT	EDDIE JONES
DESIGNED BY	W. D. Smith, D. J. Jones
DIMENSIONS BY	
DRAWN BY	
APPROVED BY	

THIS DRAWING AND ALL INFORMATION THEREON IS THE PROPERTY OF HEALTHCO INTERNATIONAL AND IS SUBMITTED CONFIDENTIALLY SUBJECT TO RETURN UPON REQUEST. IT MAY NOT BE USED NOR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF HEALTHCO INTERNATIONAL. ALL AUTHORIZED REPRODUCTIONS IN WHOLE OR IN PART SHALL BEAR OR REFER TO THE GROUP.



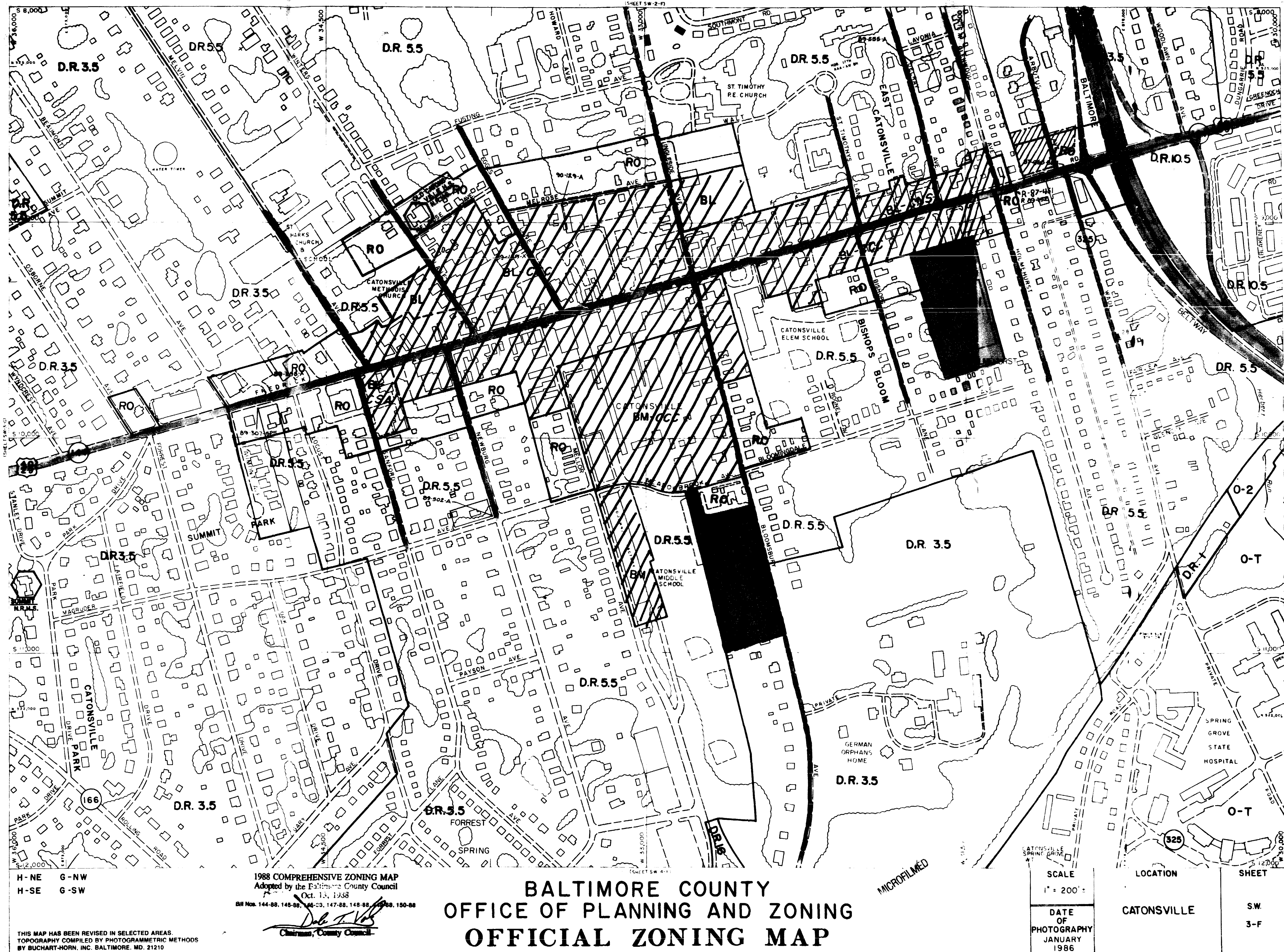
**Healthco**  
*International*

DR CHARLIE FRANZ

300 FREDERICK ROAD  
CATONSVILLE MARYLAND

JOB NO 5-7-3  
SCALE  
DATE 6-11-7  
REV

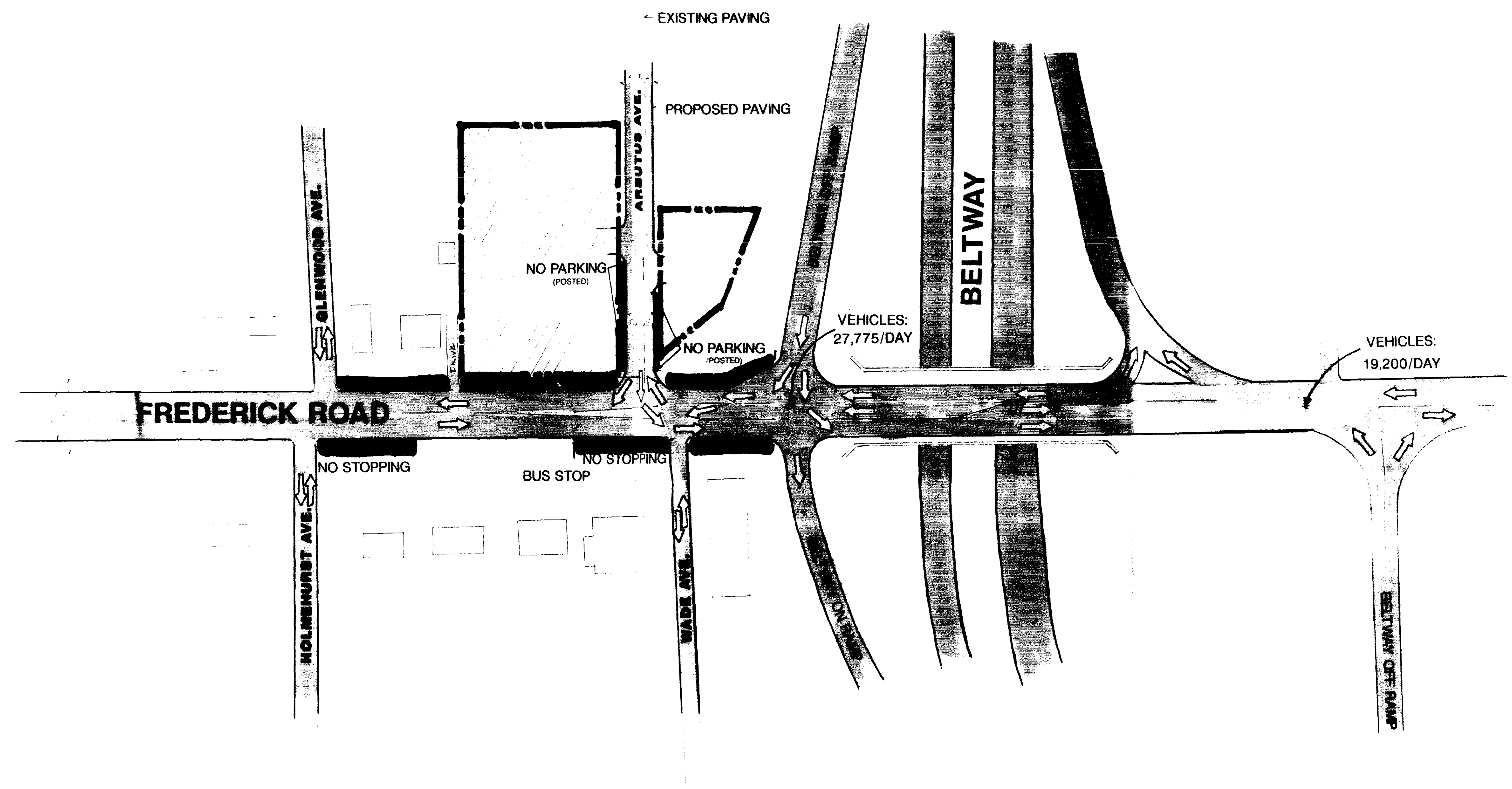
Sheet No. \_\_\_\_\_





78 19

VEHICLES:  
152,972/DAY  
(AT RTE. 40 IN BOTH DIRECTIONS)

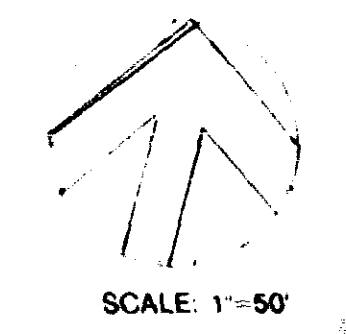


NOTE: TRAFFIC COUNTS ARE BASED ON STATE HIGHWAY ADMINISTRATION FIGURES TAKEN IN 1990 FOR TRAFFIC IN BOTH DIRECTIONS AT RAMP INTERSECTIONS.

# **TRAFFIC PLAN** 300 FREDERICK ROAD

MICROFILMED

WILLIAM MONK, INC.  
LAND PLANNING, ZONING, ENVIRONMENTAL, & DESIGN  
100 W. PENNSYLVANIA AVENUE  
SUITE 305  
TOWSON, MD 21204  
301.494.8931



SCALE: 1"=50'

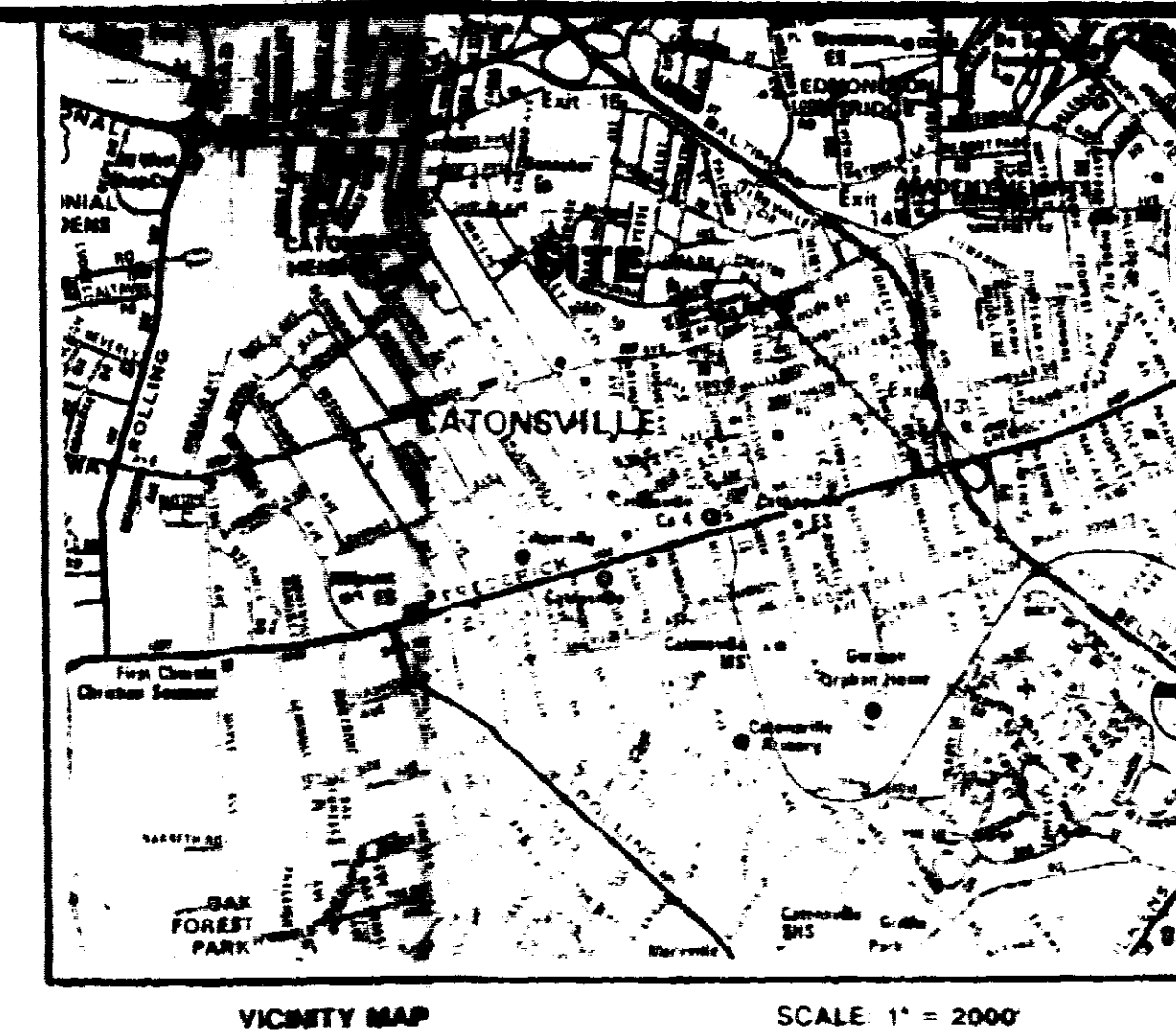
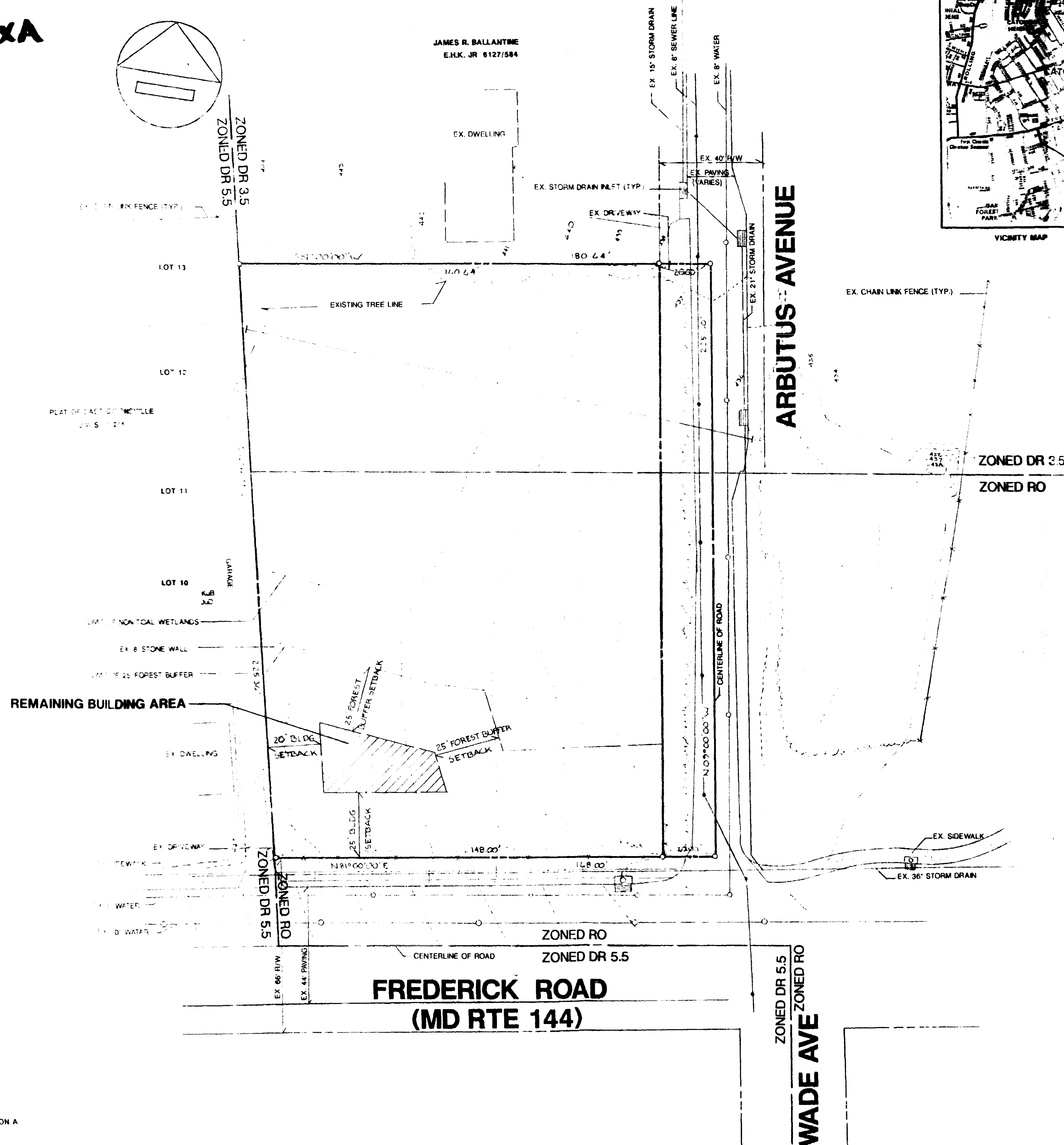
# EXHIBIT 1: EXISTING CONDITIONS PLAN

#2

NOTES: CR-91-360-SPHXA

- 1) ZONING:  
EXISTING - RO & DR 3.5  
PROPOSED - RO
- 2) LOT AREA
- 3) EXISTING VACANT LAND
- 4) PROPOSED CLASS B OFFICE BUILDING
- 5) BUILDING
- 6) BUILDING SETBACKS: REQUIRED PROVIDED  
FRONT - 25  
INTERIOR SIDE - 20  
REAR - 20  
STREET CORNER SIDE - 25
- 7) PARKING:  
REQUIRED  
PROVIDED
- 8) UTILITIES:  
SEWER - 18" DIA  
WATER - 18" DIA
- 9) VETTING

10) SPECIAL CONDITIONAL USE:



## PRELIMINARY SITE PLAN

PROPOSED OFFICE BUILDING  
FREDERICK ROAD & ARBUTUS AVENUE  
BALTIMORE COUNTY, MARYLAND

PREPARED BY:  
WILLIAM P. MONK, INC.  
100 W. PENNSYLVANIA AVENUE  
SUITE 305  
TOWSON, MARYLAND 21204  
(301) 494-9931

PREPARED FOR:

MICROFILMED

NOTE: BOUNDARY OUTLINE & LOCATION OF EXISTING IMPROVEMENTS BASED UPON A  
SURVEY PLAT PREPARED BY G.W. STEPHENS ON 1-3-1991

SCALE:  
1" = 25'

DRAWN BY:  
BFB

DATE:  
1/31/1991

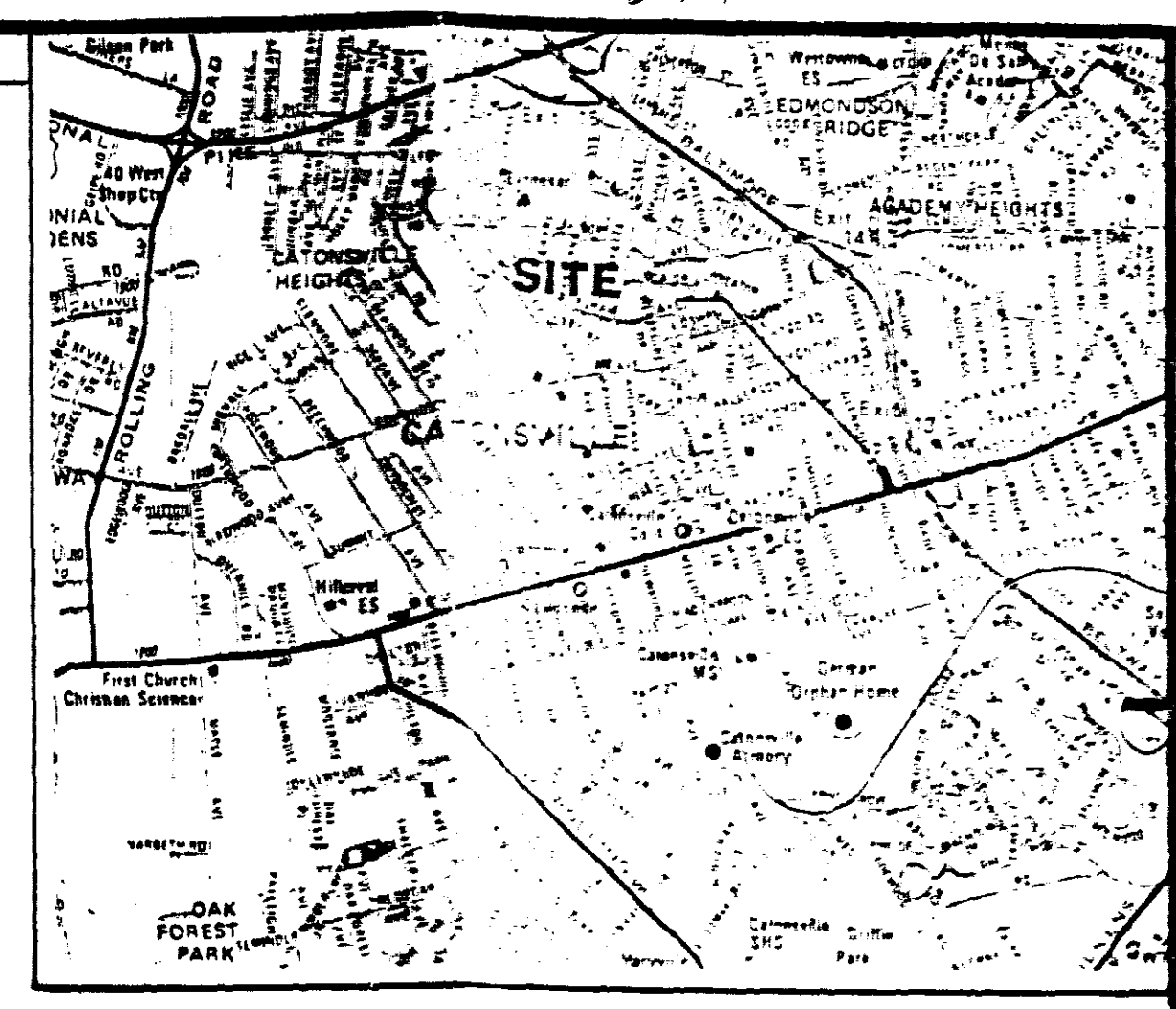
REVISED:



## EXHIBIT 15

EX. DWELLING

- EX. DWELLING



PREPARED FOR:  
300 FREDERICK RD LTD PARTNERSHIP  
2 W ROLLING CROSS ROAD  
SUITE 203  
CATONSVILLE, MD 21228

**PROPOSED PROFESSIONAL OFFICE BUILDING  
300 FREDERICK ROAD  
BALTIMORE COUNTY, MARYLAND**

EXHIBIT 15

REVISÉ:

**SHEET 1 OF 5**

NOTE: BOUNDARY OUTLINE & LOCATION OF EXISTING IMPROVEMENTS BASED UPON A  
SURVEY PLAT PREPARED BY G.W. STEPHENS ON 1/3/1991



NOTES:

- 1) ZONING:  
EXISTING- RO & D.R. 3.5  
PROPOSED- RO
- 2) LOT AREA:
- 3) EXISTING USE: VACANT LAND
- 4) PROPOSED USE: CLASS 'B' OFFICE BUILDING
- 5) BUILDING AREA:
- 6) BUILDING SETBACKS: REQUIRED PROVIDED  
FRONT- 25'  
INTERIOR SIDE- 20'  
REAR- 30'  
STREET CORNER SIDE- 25'
- 7) PARKING: (SEE # 26)  
REQUIRED- 49 SPACES  
PROVIDED- 49 SPACES
- 8) UTILITIES:  
SEWER- PUBLIC  
WATER- PUBLIC
- 9) VARIANCES:
- 10) SPECIAL EXCEPTION/CONDITIONAL USE:

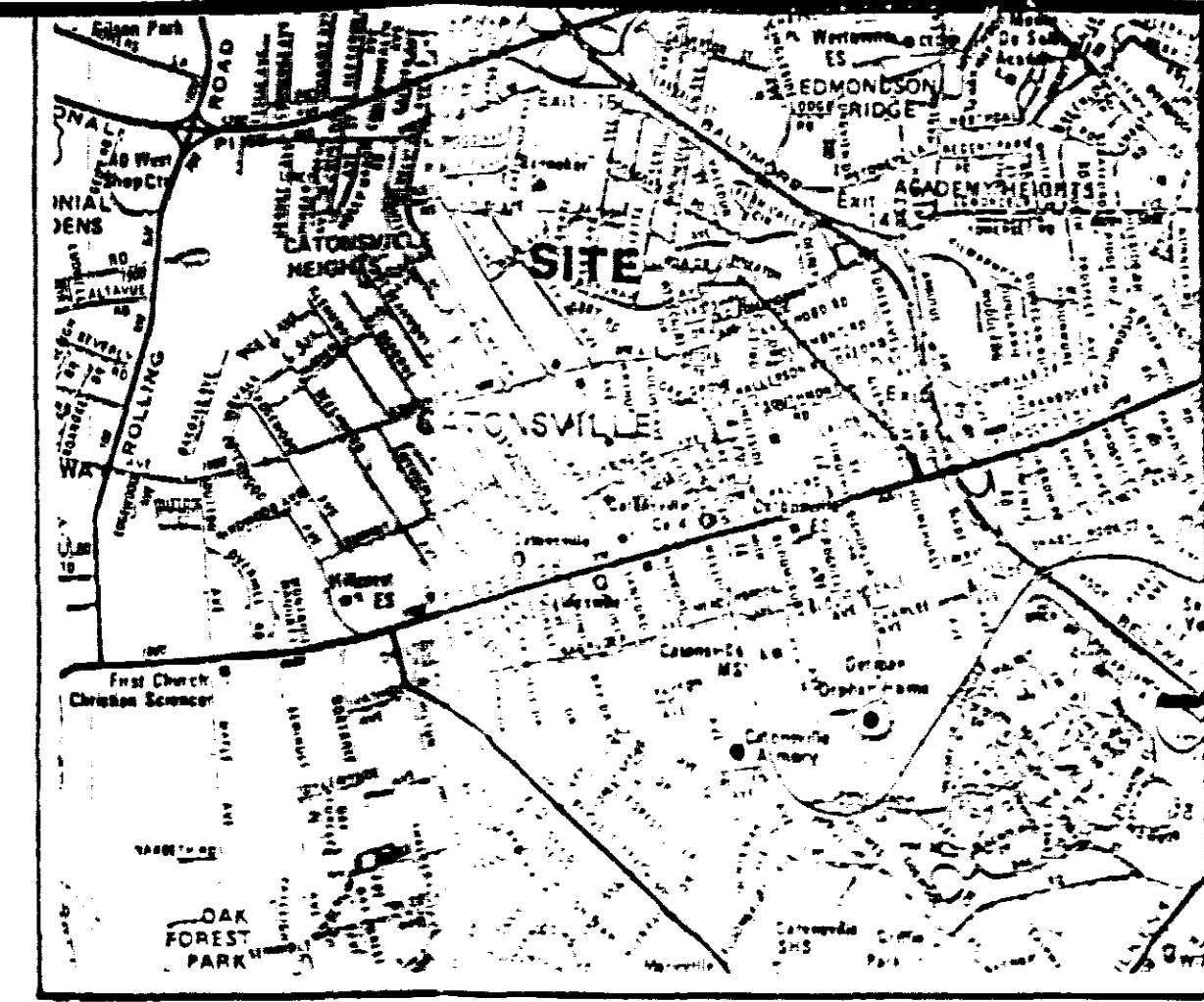
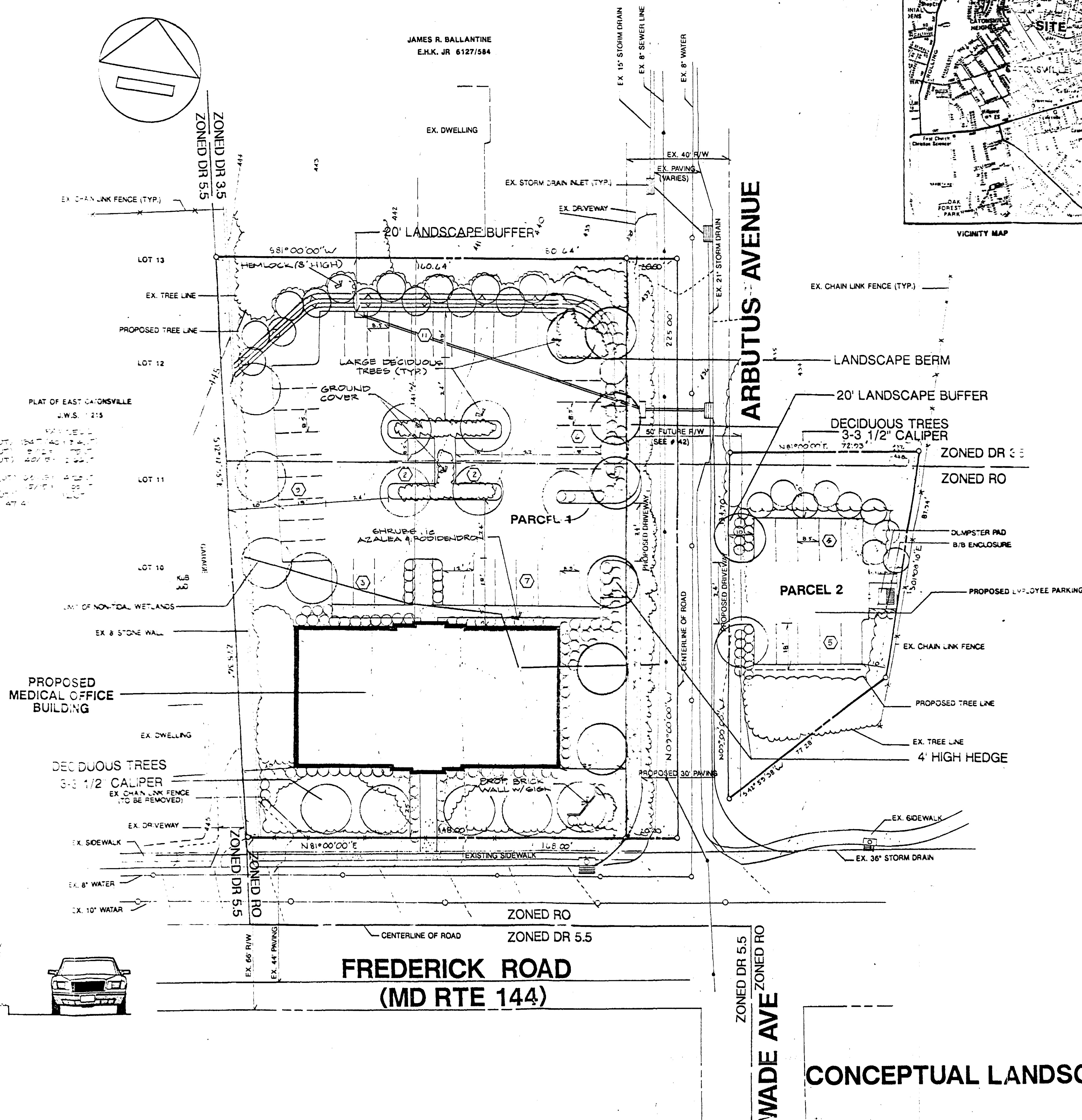
LANDSCAPE REQUIREMENTS

PLAT OF EAST CATONSVILLE  
J.W.S. 1215

PARCEL 1  
233/42103 UT 134 7140 134 71  
40/12133 UT 134 7140 134 71  
25/15128 UT 134 7140 134 71  
TOTAL 474

PARCEL 2  
241/11000 UT 134 7140 134 71  
25/15128 UT 134 7140 134 71  
TOTAL 474

LANDSCAPE BERM DETAIL



PRELIMINARY SITE PLAN

PROPOSED MEDICAL OFFICE BUILDING  
FREDERICK ROAD & ARBUTUS AVENUE  
BALTIMORE COUNTY, MARYLAND  
300 FREDERICK ROAD

SCALE: 1" = 20'	DRAWN BY: BFB	DATE: 1/31/1991	REVISED: JULY 15, 1991
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CONCEPTUAL LANDSCAPE PLAN